

ZONING

27 Attachment 6

Borough of Doylestown

Table of Dimensional Requirements

District	Permitted Uses	Maximum Gross Density Du/Acre	Minimum Area ¹ (square feet)	Minimum Lot Area per Dwelling Unit (square feet)	Minimum Width at Setback/ Street Line (feet)	Minimum Front Yard ² (feet)	Minimum Side Yard ³ (feet)	Minimum Rear Yard ³ (feet)	Minimum Building Spacing (percent)	Maximum Building Height ⁴ (feet/stories)	Maximum Lot Coverage Individual ¹⁵ Lots (percent)	Maximum Floor Area Ratio ¹⁵ (percent)	Minimum Open Space Ratio Gross Site Area (percent)	Minimum Recreation Space Ratio ¹¹ (percent)
R-1														
1.	Single Family Detached DU	1.6	--	20,000	100/80	50	15	35	200	35/3	20	30	--	--
6.	Cluster Development	1.8	5 acres	13,500	90/75	35	12	25	200	35/3	20	30	25	--
	Any Other Permitted Use ⁵	--	20,000	--	100/100	50	25	35	200	35/3	20	30	--	--
R-2														
1.	Single Family Detached DU	2.2	--	13,500	90/75	35	12	25	200	35/3	20	30	--	--
6.	Cluster Development	3.5	3 acres	6,000	20/20	35	12	25	200	35/3	30	40	25	--
	Any Other Permitted Use ⁵	--	20,000	--	90/90	35	15	15	200	35/3	20	30	--	--
R-2A														
1.	2.2	2.2	--	13,500	9/75	35	15	35	200	35/3	20	30	--	--
6.	5.0	5.0	25 acres	3,600	30/20	25	10	20	10 ¹⁷	35/3	35	60 ¹⁸	25	--
	Any Other Permitted Use ⁵	--	20,000	--	90/90	35	15	15	200	35/3	20	30	--	--
R-3														
1.	Single Family Detached DU	2.2	--	13,500	90/75	35	12	25	200	35/3	20	30	--	--
2.	Single Family Semi-Detached	3.0	--	10,000	20/20	35	12 ⁸	25	200	35/3	20	30	--	--
3.	Single Family Attached DU	4.0	--	10,000	20/20	35	12 ⁸	25	200	35/3	20	30	--	--
4.	Two Family Duplex	3.0	20,000	10,000	20/20	35	12 ⁸	25	200	35/3	20	30	--	--
6.	Cluster Development	5.0	3 acres	2,000	20/20	35	12 ⁸	25	200	35/3	30	40	25	--
6.1	Mobile Home Park	4.8	10 acres	7,260	400/400	100	100	100	***	12/1	40	--	20	--
7.	Multi-Family Low Rise	12.4	3 acres	3,500	200/200	50	35	35	*	35/3	-- ¹⁹	45	20 ¹⁰	16
11-13, 17-19.	Institutional	--	20,000	--	90/90	50	35	35	200	35/3	20	25	--	--
	Any Other Permitted Use ⁵	--	20,000	--	90/90	50	35	35	200	35/3	20	25	--	--
CR														
1.	Single Family Detached DU	--		5,000	50/50	15	10	25	100	35/3	30	40	--	--
2.	Single Family Semi-Detached	--		5,000	30/30	15	15	25	100	35/3	30	40	--	--
4.	Two Family Duplex	--	4,000	5,000	60/60	15	15	25	100	35/3/	30	40	--	--
14, 15.	Institutional	--	13,500		75/75	15	15	15	100	35/3	30	40	--	--
	Any Other Permitted Use	--	8,000		75/75	15	15	15	100	35/3	30	40	--	--
CR-H														
6.1	Mobile Home Park	4.8	10 acres	7,260	400/400	100	100	100	***	12/1	40	--	20	--
7.	Multi-Family, Low-Rise	12.4	3 acres	*	200/200	50	35	35	*	35/3	-- ¹⁹	45	20 ¹⁰	16
8-9.	Multi-Family, High-Rise	18.0	5 acres	**	200/200	100	60	60	**	60/6	-- ¹⁹	90	25 ¹⁰	10
	Any Other Permitted Use ⁵	--	--	--	--	--	--	--	--	--	--	--	--	--

* See § 406(7)(A)

** See § 406(8)(A)a; (9)

*** See § 406(6.1)F

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District	Permitted Uses	Maximum Gross Density Du/Acre	Minimum Area ¹ (square feet)	Minimum Lot Area per Dwelling Unit (square feet)	Minimum Width at Setback/ Street Line (feet)	Minimum Front Yard ² (feet)	Minimum Side Yard ³ (feet)	Minimum Rear Yard ³ (feet)	Minimum Building Spacing (percent)	Maximum Building Height ⁴ (feet/stories)	Maximum Lot Coverage Individual ⁵ Lots (percent)	Maximum Floor Area Ratio ¹⁴ (percent)	Minimum Open Space Ratio Gross Site Area (percent)	Minimum Recreation Space Ratio ¹¹ (percent)
O	Any Permitted Use ⁵	--	8,000	--	75/75	15	15	15	--	35/3	30	40	--	--
O	25.1 Integrated Judicial Center	--	60,000	--	200	10	5	5	--	112/7	95%	450%	--	--
RC and RC1	Any Permitted Use ⁵	--	--	--	--	35	15	15	--	35/3	30	40	--	--
CC	Any Permitted Use ⁵	--	6,000	--	75/75	10	5	15	--	35/3	70	210 ¹³	--	--
FC	Any Permitted Use ⁵ Except Use 36	--	20,000	--	100/100	35	15	15	100	35/3	30 ¹⁴	50	--	--
CI 40, 49, 50-53	Industrial	--	80,000	--	150/150	35	15	15	100	35/3	65	100	--	--
	Any Other Permitted Uses ⁵	--	20,000	--	100/100	35	15	15	100	35/3	30 ¹⁴	50	--	--
PI 40, 49, 50-53	Industrial	--	80,000	--	150/150	35	15	15	100	35/3	40 ¹⁴	50	--	--
	Any Other Permitted Uses ⁵	--	20,000	--	100/100	35	15	15	100	35/3	30 ¹⁴	50	--	--
TND-1	1. Single Family Detached	1.6	--	20,000	100/80	50	15	35	200	35/3	20	30	--	--
	4.1 Traditional Neighborhood Development 1 (TND-1)	****	****	****	****	****	****	****	****	****	****	****	****	****
	Any Other Permitted Use ⁵	--	20,000	--	100/100	50	25	35	200	35/3	20	30	--	--
TND-2	1. Single Family Detached	1.6	--	20,000	100/80	50	15	35	200	30/2 1/2	20	30	--	--
	4.2 Traditional Neighborhood Development 2 (TND-2)	****	****	****	****	****	****	****	****	****	****	****	****	****
	Any Other Permitted Use ⁵	--	20,000	--	100/100	50	25	35	200	30/2 1/2	20	30	--	--

Other Permitted Uses

- Use 5 Conversion - No dimensional requirements except as specified in Table of Use Regulations or by Zoning Hearing Board
- Use 10 Rooming House - Lot area as specified in § 406(10), other dimensions as specified above for “Any Permitted Uses” in appropriate district.
- Use 11 Dwelling in Combination - As specified above in the CR District for the type of dwelling proposed.
- Use 39 Parking Lot - As specified in § 406(39) for parking design, and for buildings as specified above for “Any Other Permitted Uses” in appropriate district.
- Use 44-47 Transportation Terminals - No lot area or width requirement. Other requirements as specified above for “Any Other Permitted Uses” in appropriate district.
- Use 48 Helistop - As specified in § 406(45).
- Use 49-Utilities - No lot area or width requirement. Other requirements as specified above for “Any Other Permitted Uses” in appropriate districts.
- Use 49.1 Municipal Designated Wireless Telecommunication Facility – As specified in § 406(49.1) and § 613.
- Use 49.2 Private Wireless Telecommunications Facility – As specified in § 406(49.2) and § 613.
- Use 50-54 Utilities – No lot area or width requirement. Other requirements as specified above for “Any Other Permitted Uses” in appropriate districts.
- Use 61 Residential Accessory - Front, rear and side yard requirements shall be the same as specified for the principal residential use.

* See § 406(7)(A)
 ** See § 406(8)(A); (9)
 **** See § 406(4.1)
 ***** See § 406(4.2)

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Footnotes for Table of Dimensional Requirements

1. For exceptions to minimum lot areas, see § 506.
2. For exceptions to minimum front yard requirements, see § 510.
3. In RC, FC and I districts, side and rear yards shall be subject to the buffer yard requirements of § 609.
4. For exceptions to maximum height limitations, see § 523.
5. Except for uses listed in bottom of table. The regulations for those uses apply equally in the 12 districts where use is permitted.
6. Must be a minimum of three stories.
7. Provided that the required yard shall be increased one foot for every foot a building exceeds 35 feet in height.
8. In single-family attached dwellings, applies to a single yard for end-dwellings only and in single family-detached dwellings applies to a single yard for each dwelling.
9. Does not apply to facing walls neither of which has a window. For definition see § 521. For exception see § 522.
10. See § 525.
11. See § 526.
12. See § 406, Use 8.
13. Except as provided for in § 406, Use 8, part B.
14. Except as provided under § 801(n).
15. For definition, see § 524.
16. Front yard must be 35 feet along an arterial highway.
17. The minimum building space is expressed in terms of feet, rather than a percentage of ratios. This minimum footage requirement is applied according to § 520 of Ordinance No. 1972-10. The minimum area requirement for the development of any R-2-A District in a cluster development of single-family semidetached dwelling is 25 acres.
18. Percentage of individual lots including garage.
19. See § 524(3). Impervious surfaces are defined in § 202 of this chapter.
20. In any residential zoning, subdivision or land development application involving uses (1), (1a), (2) or (2a) as set forth in § 406 of this chapter, wherein the maximum number of dwelling units does not exceed two in number and where the gross density and lot area per dwelling unit requirements of this section impose different dimensional requirements, an applicant may apply to the Zoning Hearing Board for a special exception, which, if granted, would impose the least restrictive of the above requirements to the application. In any such application for a special exception, the applicant shall establish that the application conforms to all other requirements of the Doylestown Borough Zoning Ordinance, the Subdivision and Land Development Regulations and any other applicable ordinances or regulations.