

ZONING

465 Attachment 2

Borough of Morrisville

Table 465-18

Table of Dimensional Requirements

[Amended 3-14-1984 by Ord. No. 788; 6-11-1985 by Ord. No. 801; 8-18-1986 by Ord. No. 816; 4-14-1987 by Ord. No. 823; 10-18-2004 by Ord. No. 943; 10-17-2005 by Ord. No. 947; 11-20-2006 by Ord. No. 954; 11-18-2019 by Ord. No. 1026]

District ¹	Permitted Land Uses ²	Minimum Site Area ³	Areas (square feet) Lot Area Per Du	Maximum Density (DU/acre)	Minimum Open Space (percent)	Maximum Impervious Surface (percent)	Minimum Yards (Setbacks) (feet)				Maximum Height (feet)
							Lot Width	Front	Side ⁵	Rear	
R1	A1. Single-family detached dwelling	—	8,400	—	—	—	70	40	8/24	35	35
	Any other permitted land use	20,000	—	—	70	30	90	40	15/30	35	40
R2	A1. Single-family detached dwelling	—	6,000	—	—	—	50	30	6/16	35	35
	Any other permitted land use	15,000	—	—	65	35	100	30	15/30	35	40
R2A	A1. Single-family detached dwelling	—	6,000	—	—	—	50	30	6/16	35	35
	A3. Two-family detached dwelling o/u	9,000	4,500	—	—	—	75	30	10/20	35	35
	A4. Duplex or twin dwelling s/s	9,000	4,500	—	—	—	37.5 ¹¹	30	0/10 ⁶	35	35
	A9. Rooming house	7,000	—	—	—	—	50	30	6/16	35	35
	Any other permitted land use	15,000	—	—	60	40	125	30	10/20	35	35
R3	A1, A3 and A4	Same dimensions as R2A District, except as noted			—	—	—	25	Same as R2A District		—
	A2. Cluster development	3 acres ³	—	5.0	50	50	Use yards or height specified for housing type in R3 District				—
	A5. Performance development	2 acres ³	—	7.0 ⁹	55	45	See § 465-17A(5)(f)		—	—	35
	A6. Garden apartment	1 acre ³	—	7.0 ⁹	60	20	125	25	30	35	40
	A9. Rooming house	7,000	—	—	—	—	50	25	6/16	35	35
	Any other permitted land use	15,000	—	—	50	50	100	25	10/20	35	40

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							Lot Width	Front	Side ⁵	Rear	
R4	A1, A2, A3, A4, A5, A6, and A9	Same dimensions as R3 District		—	—	—	—	—	—	—	—
	A7. Midrise apartment	3 acres ³	—	10.0 ⁹	60	40	125	25	50 ⁸	50 ⁸	60 ⁸
	A8. Senior citizen housing	3 acres ³	—	16.0 ⁹	50	50	125	25	50 ⁸	50 ⁸	100 ⁸
	Any other permitted land use	Same dimensions as R3 District		—	—	—	—	—	—	—	—
C1	A10 Dwelling in combination	7,000	2,500	—	—	—	50 feet	—	— ¹⁰	10 ¹⁰	40 feet
	A16 Live-work unit	10,000	—	40 ¹²	—	100	50 feet	—	— ¹⁰	— ¹⁰	2 story min./4 story max. (50 feet)
	A17 Mixed-use structure	10,000	—	40 ¹²	—	100	50 feet	—	— ¹⁰	— ¹⁰	2 story min./5 story max. (65 feet)
	Any other permitted land use	5,000		—	—	15	85	50	None	None ¹⁰	10 ¹⁰
C2	A1, A3, A4 and A6	Same dimensions as R3 District		—	—	—	—	—	—	—	—
	Any other permitted land use	5,000	—	—	25	75	50	25 ¹⁰	6/16 ¹⁰	35 ¹⁰	40
C3	A1, A3, A4 and A9	Same dimensions as R2A District		—	—	—	—	—	—	—	—
	A10 and A11	Same dimensions as C1 District		—	—	—	—	—	—	—	—
	Any other permitted land use	5,000	—	—	—	65	50	25 ¹⁰	6/16 ¹⁰	35 ¹⁰	35
C4	A10 and A11	10,000	2,000	12	15	25	20	15	20	35	30
								(applies to end units)			
	Any other permitted land use	10,000	—	—	10	90	125	None	None	None	60
C5		10,000	—	—	50	50	125	25	10	35	40
NEPH	Nonprofit elderly housing	2 acres	No minimum	45 dwelling units	50	50	60	25	25	100	100
I-1	Any permitted land use	15,000	—	—	60	40	125	30	10/20	35	40
I-2		1 acre	—	—	60	40	125	30	10/20	35	40

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							Lot Width	Front	Side ⁵	Rear	
LI	Any permitted land use	10,000	—	—	65	35	125	30	15/30	35	40
P-1	A-1, B-11, B-12, C-1, C-2, Any other permitted land use	6,000	—	—	50	60	75	25	20/30 ¹⁰	50	40

NOTES:

¹ See § 465-9 and accompanying Zoning Map.

² The permitted land uses are defined in § 465-17, Land use regulations, and additional conditions are noted.

³ All numbers are given in square feet unless denoted by the symbol “AC,” in which case numbers are given in acres.

⁴ All numbers are given in dwelling units per acre of land.

⁵ Where two numbers are specified, the first number given is the single yard while the second number given is the aggregate dimension of both side yards.

⁶ For attached housing the common wall side is given as zero and the end wall side yard is the second number.

⁷ Maximum height applied to new construction.

⁸ When abutting an R1, R2, R2A or R3 District boundary line the yard requirement shall increase by one foot for ever 1½ feet a building exceeds 50 feet in height.

⁹ The maximum density may be increased by 10% if not less than 50% of the required off-street parking is provided with the principal buildings or underground.

¹⁰ Where a lot line abuts an R1, R2, R2A, R3 or R4 District, the greater setback requirement shall apply.

¹¹ Lot width measurements for attached housing are measured from the side yard to the common wall for one dwelling unit.

¹² Additional permitted densities may be achieved (up to a maximum of 80 units per acre), in accordance with density bonus provisions of § 465-38.1L.

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District	Permitted Land Use	Development Type	Permitted Use Type	Minimum Site Area (acres)	Maximum Impervious Surface	Maximum Building Coverage	Minimum Lot Area (square feet)	Maximum Density	Lot Width (feet)	Front/Side Yard ¹ (minimum/maximum) (feet)	Interior Side Yard (feet)	Rear Yard (feet)	Maximum Height (feet/stories)
RN ²	A15.Riverview Neighborhood District (RN)	Core area	—	25 or more	70	35	—	8 units/gross acre	—	—	—	—	—
			Small commercial buildings	—	—	—	5,000	—	45	9/20	—	—	—
			All other nonresidential buildings	—	—	—	10,000	—	65	9/20	—	—	65 feet/6 stories ³
			Multifamily	—	—	—		—	—	9/20	—	18	65 feet/6 stories ³
			Single-family attached	—	—	—	1,800	—	20	14/25	—	18	35 feet/2 1/2 stories
			Single-family semi-detached	—	—	—	2,500	—	25	14/25	6	18	35 feet/2 1/2 stories
		Peripheral area	(Same as core area)	10 to 25	70	35	—	8 units/gross acre	—	—	—	—	—

NOTES:

¹ Front yard/side yard setbacks are inclusive of areas dedicated for sidewalk and street tree planting.

² Must meet additional dimensional requirements of § 465-17A(15)(b) and (d).

³ Including mixed-use buildings.

For each Permitted Use Type, if no requirement indicated refer back to Core Area requirement.