

# ZONING

## 405 Attachment 1

### Borough of Penndel

**Table of Dimensional Requirements**  
**[Amended 10-2-1978 by Ord. No. 78-4; 11-5-2001 by Ord. No. 2001-04;**  
**2-7-2005 by Ord. No. 2005-1; 4-7-2008 by Ord. No. 2008-2]**

Districts	Permitted Uses	Site Area (square feet) Minimum	Lot Area <sup>1</sup> (square feet) Minimum	Lot Width (feet) Minimum	Front Yard <sup>2</sup> (feet) Minimum	Side Yard <sup>3</sup> (feet) Minimum	Rear Yard <sup>3</sup> (feet) Minimum	Height <sup>4</sup> (feet/stories) Maximum	Building Coverage <sup>4</sup> (percent) Maximum	Floor Area Ratio (percent) Maximum	Impervious Surface Ratio Maximum (percent)	Front Yard (feet) Maximum
R-1	Single-family detached	7,500	7,500	50	35	10	30	35/3	25	30	35	NA
	Duplex	9,000	4,500	30	35	10	30	35/3	25	30	35	NA
	Other permitted uses <sup>5</sup>	20,000	20,000	100	50	25	35	35/3	25	35	35	NA
R-2	Single-family detached	7,500	7,500	50	35	10	25	35/3	30	40	35	NA
	Duplex	9,000	4,500	30	30	10	25	35/3	30	40	35	NA
	Other permitted uses <sup>5</sup>	20,000	20,000	75	40	20	25	35/3	30	40	35	NA
R-3	Single-family detached	7,500	7,500	50	35	10	25	35/3	30	40	35	NA
	Single-family lot line	6,000	6,000	50	30	See § 405-18A(2)	25	35/3	30	40	35	NA
	Duplex	9,000	4,500	30	30	10	25	35/3	30	40	50	NA
	Townhouses	1 acre	<sup>8</sup>	<sup>8</sup>	<sup>8</sup>	<sup>8</sup>	<sup>8</sup>	35/3	40	60	50	NA
	Cluster development <sup>7</sup>	4 acres	—	—	—	—	—	35/3	—	—	—	NA
	Other permitted uses <sup>5</sup>	20,000	20,000	100	50	25	35	35/3	25	35	35	NA
P	Any permitted use <sup>5</sup>	8,000	8,000	50	20	15	15	35/3	30	50	50	NA

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RC	Any permitted use <sup>5</sup>	8,000	8,000	30	5	15	5	45/4	50	100	60	5
SC	Any permitted use <sup>5</sup>	20,000	20,000	30	5	15	5	45/4	50	100	60	5
I	Industrial uses 47, 53-57	80,000	80,000	150	5	15	15	35/3	35	100	65	5
	Other permitted uses <sup>8</sup>	20,000	20,000	150	35	15	15	35/3	30	50	60	5
OR	Any permitted use <sup>5</sup>	80,000	80,000	150	70	25	50	12/1	10	5	20	NA
MB	Industrial uses	Same as I Industrial District										5
	Other permitted uses	Same as SC Service Commercial District										5

**NOTES:**

- 1 For exceptions to maximum lot area, see § 405-25C.
- 2 For exceptions to minimum front yard requirements, see § 405-23A.
- 3 In RC, SC, and I Districts, side and rear yards shall be subject to the buffer yard requirements of § 405-31I. In cases where a garage is built attached to and a part of a single-family detached dwelling or a duplex, the side yard may be reduced to and shall not be less than 7 1/2 feet on the garage side, and the total side yards not less than 20 feet.
- 4 For exceptions to maximum height limitations, see § 405-26B.
- 5 Except for the following uses:
  - (a) Use 9, conversion. No dimensional requirements except as specified in the Table of Use Regulations or specified by the Zoning Hearing Board.
  - (b) Use 11, rooming house. Lot area as specified in § 405-18A(11). Other dimensional requirements as specified above for other permitted uses in the appropriate district.
  - (c) Use 12, dwelling in combination. As specified in Table of Dimensional Requirements in the RC District for the type of dwelling proposed.
  - (d) Use 30, parking area or garage. As specified in § 405-18E(1) for parking design and for buildings as specified in the Table of Dimensional Requirements for other permitted uses in appropriate districts.
  - (e) Uses 43 to 46, inclusive, transportation terminals. No lot area or width requirements. Other requirements as specified in the Table of Dimensional Requirements for other permitted uses in appropriate districts.
  - (f) Uses 47 to 56, inclusive, utilities (in part). No lot area or width requirements. Other requirements as specified in the Table of Dimensional Requirements for other permitted uses in appropriate districts.
- 6 For definition, see § 405-27.
- 7 Cluster developments are subject to the provisions of § 405-18A(10) and § 405-32, Residential performance standard subdivision.
- 8 Townhouses are subject to the provisions of § 405-18A(7).