

ZONING

185 Attachment 4

Township of Upper Southampton

§ 185-22. Table of Performance Standards

[Amended 8-16-1994 by Ord. No. 310; 11-8-2006 by Ord. No. 380; 12-18-2012 by Ord. No. 418]

District		Maximum Density (DU/AC)	Minimum Open Space Ratio	Maximum Site Impervious Surface Ratio	Maximum Lot Impervious Surface Ratio	Other
R-1	Detached dwelling unit	.85	.10		.14	
	Cluster	1.20	.25		.19	
	Environmentally sensitive cluster development	1.25	.25 ¹	.12	.30	
R-2	Detached dwelling unit	1.5	.15		.19	Public water and sewer
	Cluster	2.0	.30		.24	
R-3	Detached dwelling unit	2.5	.10		.25	Public water and sewer
	Cluster	3.0	.20		.30	
R-4	Detached dwelling unit	3.0	.00	.22	.24	Public water and sewer
	Cluster	3.0	.20	.20	.30	
	Twin single	4.0	.35	.40	.40	
	Duplex	4.0	.35	.40	.40	
	Twin duplex	4.0	.35	.40	.40	
	Townhouses	4.0	.35	.40	.60	
R-5	Detached dwelling unit	3.0	.00	.25	.32	Public water and sewer
	Cluster	3.0	.20	.20	.30	
	Twin single	4.5	.35	.40	.40	
	Duplex	4.5	.35	.40	.40	
	Twin duplex	4.5	.35	.40	.40	
	Townhouses	4.5	.35	.40	.60	
	Apartments (garden)	8.5	.30	.40	-	
R-6	Detached dwelling unit	3.0	.00	.25	.32	Public water and sewer
	Cluster	3.0	.20	.20	.30	
	Twin single	4.5	.35	.40	.40	
	Duplex	4.5	.35	.40	.40	
	Twin duplex	4.5	.35	.40	.40	
	Townhouse	4.5	.35	.40	.60	
	Apartments (garden)	8.5	.30	.40	-	
	Mid-rise apartments	12.0	.40	.35	-	
	Elderly mid-rise apartments	18.0	.40	.35	-	
	TCAA	Town Center Active Adult	18.0	.40 ²	.80	

UPPER SOUTHAMPTON CODE

NOTES:

- ¹ Minimum site area 30 acres; 50% of original site area must be delineated 8% steep slope and/or alluvial soil and/or one-hundred-year floodplain. Not less than 50% of the site area must be delineated as open space or restricted, so as to preserve environmentally sensitive features. All delineated areas must be deed restricted in form subject to township approval as permanent open space. All changes to vegetation, grading, and structure must receive township approval prior to execution.
- ² Should the Board of Supervisors, in the exercise of its sole discretion, determine that the purposes of the Upper Southampton Township Open Space and/or Recreation Plan will be better served by the acceptance of fees in lieu of dedication of land, the Township may require a contribution in the amount established by resolution of the Board of Supervisors.