

ZONING

185 Attachment 5

Township of Upper Southampton

§ 185-22. Table of Dimensional Requirements
 [Amended 8-16-1994 by Ord. No. 310; 6-16-2009 by Ord. No. 393; 12-18-2012 by Ord. No. 418]

District	Permitted Use	Site Area ¹ (square feet)	Lot Area/ Dwelling Unit (square feet)	Minimum			Maximum		
				Lot Width at Setback/ Street Line (feet/feet)	Front Yard ² (feet)	Side Yard Single Aggregate (feet/feet)	Rear Yard ² (feet)	Height ³ (feet/stories)	Site Impervious Surface Ratio
R-1	(1) Animal husbandry	5 acres	–	250/225	100	100/200	100	30/2	.15
	(2) Kennel or stable	5 acres	–	250/225	100	100/200	100	30/2	.15
	(5) Detached dwelling unit	1 acre	43,560	150/100	60	15/35	35	25/2	See Note 16
	(7) Cluster development	10 acres	20,000	100/80	40	15/35	35	25/2	See Note 16
	(7) Environmentally sensitive cluster development	30 acres ¹⁷	9,000 ¹⁸	70/70	40	10/20	30	25/2	See Note 16
	(15) Religious facilities								
	(16) Schools	2 acres	–	200/200	60	35/70	35	30/2	.25
	All other principal permitted uses	2 acres	–	200/200	60	35/70	35	30/2	.25
		1 acre	–	100/100	60	15/35	35	25/2	.25
R-2	(1) Animal husbandry	5 acres	–	250/225	100	100/200	100	30/2	.15
	(2) Kennel or stable	5 acres	–	250/225	100	100/200	100	30/2	.15
	(5) Detached dwelling unit	20,000 ⁵	20,000	100/80	40	15/30	35	25/2	See Note 16
	(7) Cluster development	10 acres	12,000	90/75	40	10/20	35	25/2	See Note 16
	(15) Religious facilities	2 acres	–	200/200	60	35/70	35	30/2	.35
	(16) Schools	2 acres	–	200/200	60	35/70	35	30/2	.35
	All other principal permitted uses		20,000 ⁵	100/100	40	15/30	35	25/2	.35
R-3	(5) Detached dwelling unit	13,500 ⁵	13,500	90/75	35	10/25	35	25/2	See Note 16
	(7) Cluster development	10 acres	9,000	70/70	30	10/20	35	25/2	See Note 16
	(15) Religious facilities	2 acres	–	200/200	60	35/70	35	30/2	.35
	(16) Schools	2 acres	–	200/200	60	35/70	35	30/2	.35
	All other principal permitted uses		20,000	100/100	40	15/30	35	25/2	.35
R-4	(5) Detached dwelling unit	12,000	12,000	75/75	35	10/25	35	25/2	See Note 16
	(7) Cluster development	10 acres	9,000	70/70	30	10/20	35	25/2	See Note 16
	Uses (5), (8), (10), (11), in any combination	2 acres	–	See Note 8	–	–	–	–	–
	(8) Twin single	20,000	5,000	50/50	30	10/NA	30	25/2	See Note 16
	(9) Townhouse	5 acres	2,000	20/20	25	20//NA	30	25/2	See Note 16
	(10) Duplex	20,000	5,000	50/50	30	10/25	30	25/2	See Note 16
	(11) Twin duplex	43,560	5,000	50/50	30	10/25	30	25/2	See Note 16
	(15) Religious	2 acres	–	200/200	60	35/70	35	30/2	.30
	(16) Schools	2 acres	–	200/200	60	35/70	35	30/2	.30
	All other principal permitted uses		20,000	100/100	40	10/25	35	25/2	.30

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Township of Upper Southampton § 185-22. Table of Dimensional Requirements (Cont'd)

District	Permitted Use	Site Area ¹ (square feet)	Lot Area/ Dwelling Unit (square feet)	Minimum			Maximum		
				Lot Width at Setback/ Street Line (feet/feet)	Front Yard ² (feet)	Side Yard Single Aggregate (feet/feet)	Rear Yard ² (feet)	Height ³ (feet/stories)	Site Impervious Surface Ratio
R-5	(5) Detached dwelling unit	10,000 ⁵	10,000	90/75	35	10/25	35	25/2	See Note 16
	(7) Cluster development	10 acres	9,000	70/70	30	10/20	35	25/2	See Note 16
	Uses (5), (8), (11), (12) in any combination	5 acres	—	—	See Note 8	—	—	—	—
	(8) Twin single	20,000	5,000	50/50	30	10/NA	30	25/2	See Note 16
	(9) Townhouse	5 acres	2,000	20/20	35	20/NA	30	25/2	See Note 16
	(10) Duplex	20,000	5,000	50/50	30	10/25	30	25/2	See Note 16
	(11) Twin duplex	43,560	5,000	50/50	30	10/25	30	25/2	See Note 16
	(12) Garden apartments	5 acres	2,000	300/300	30	20/40	35	25/2	See Note 16
	(15) Religious facilities	2 acres	—	200/200	60	35/70	35	30/2	.40
	(16) Schools	2 acres	—	200/200	60	35/70	35	30/2	.40
All other principal permitted uses	20,000	—	100/100	40	10/25	35	25/2	.40	
R-6	(5) Detached dwelling unit	10,000 ⁵	10,000	90/75	35	10/25	35	25/2	See Note 16
	(7) Cluster development	10 acres	9,000	70/70	30	10/20	35	25/2	See Note 16
	(8) Twin single	20,000	5,000	50/50	30	10/NA	30	25/2	See Note 16
	Use (5), (8), (10), (11), (12) in any combination	5 acres	—	—	See Note 8	See Note 8	—	—	—
	(9) Townhouse	5 acres	2,000	20/20	35	20/NA	30	25/2	See Note 16
	(10) Duplex	20,000	5,000	50/50	30	10/25	30	25/2	See Note 16
	(11) Twin duplex	43,560	5,000	50/50	30	10/25	30	25/2	See Note 16
	(12) Mid-rise apartments	10 acres	—	100/100	100 ⁹	50 ^{9,10}	50 ^{9,10}	60/6 ^{9,11}	See Note 16
	(12) Garden apartments	5 acres	2,000	300/300	30	20/40	35	25/2	See Note 16
	All other principal permitted uses	20,000	—	100/100	40	10/25	35	25/2	.40

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**Township of Upper Southampton
§ 185-22. Table of Dimensional Requirements
(Cont'd)**

District	Permitted Use	Site Area ¹ (square feet)	Lot Area/ Dwelling Unit (square feet)	Minimum				Maximum		
				Lot Width at Setback/ Street Line (feet/feet)	Front Yard ² (feet)	Side Yard Single Aggregate (feet/feet)	Rear Yard ² (feet)	Height ³ (feet/stories)	Site Impervious Surface Ratio	
									Site Building Coverage (ratio)	Impervious Surface Ratio
CC	(5) Single-family detached dwelling	1.5 acres	20,000	100/80	40	15/30	35	25/2	–	.15
	(15) Religious facilities	–	2 acres	200/200	100 ¹⁵	35/70	35	25/2	.25	.50
	(16) Schools	–	2 acres	200/200	40 ¹⁵	35/70	35	25/2	.25	.50
	(14), (17), (20), (21) Institutional uses	–	2 acres	100/100	100 ¹⁵	20/40	20	25/2	.25	.75
	(23) Nursing homes	21.8 acres	5 acres	100/200	100 ¹⁵	20/40	35	25/2	.20	.75
	(28A) Abortion clinics	–	3 acres	100/200	100 ¹⁵	20/40	35	25/2	.20	.50
	(33) Restaurant	–	3 acres	250/250	100 ¹⁵	100/200	100	25/2	.20	.85
	(34) Drive-in type restaurants	–	3 acres	250/250	100 ¹⁵	100/200	100	25/2	.20	.85
	(40) Tourist homes, motels, hotels All other principal permitted uses	–	5 acres 43,560	200/200 200/200	100 ¹⁵	75/150 20/40	100 20	25/2 25/2	.20 .20	.85 .80
RS	(14), (15), (16), (17), (21) Institutional uses	–	2 acres	100/100	40	20/40	20	25/2	.25	.85
	(23) Nursing home	21.8 acres	5 acres	100/200	100	20/40	35	25/2	.20	.75
	(33) Restaurant	–	3 acres	250/250	100	100/200	100	25/2	.20	.85
	(34) Drive-in type restaurant	–	3 acres	250/250	100	100/200	100	25/2	.20	.85
	(38) Gasoline service stations	–	55,000	250/250					In accordance with § 185-16. Use (38).	
	(40) Tourist homes	–	5 acres	200/200	100	75/150	100	25/2	.20	.85
	(41) Shopping center	–	5 acres	200/200	100	10/20	35	35/3	.25	.85
	(42) Automobile sales agency All other principal permitted uses ¹²	–	3 acres 20,000	200/200 90/80	100 35	50/100 10/20	100 35	25/2 35/3	.20 .25	.85 .85
CI	All principal permitted uses	–	5 acres	200/200	100 ¹⁵	20/40	20 ¹⁴	35/3	.35	.60
LI	(36) Mortuary or funeral home	–	2 acres	200/200	100	20/40	20	25/2	.20	.80
	All other principal permitted uses	–	2 acres	150/150	40 ¹⁵	20/40	20 ¹⁴	35/3	.35	.75
TCAA	Town Center Active Adult	Minimum 2 acres, not to exceed 4 acres	–	100/100	50	25/50	50	35/3	.30	.80

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Township of Upper Southampton § 185-22. Table of Dimensional Requirements (Cont'd)

NOTES:

- ¹ For exceptions to minimum lot areas, see § 185-26.
- ² For exceptions to minimum yard requirements, see §§ 185-31 through 185-40.
- ³ For exceptions to maximum height limitations, see § 185-41.
- ⁴ In RS, CC, LI and CI Districts, side and rear yards shall be subject to the buffer requirements of § 185-60.
- ⁵ With public sewer. (A minimum lot area of 43,560 square feet is required in all districts without public sewer).
- ⁶ For the residential portion of the development.
- ⁷ The provisions of Ordinance No. 67, rather than this chapter, shall govern the dimensional requirements of these certain residential subdivisions of the township known as Willopenn Section I, and Willopenn Section II [as defined in Ord. No. 21].
- ⁸ Dimensional requirements of each lot are governed by the requirements of the particular use of that lot.
- ⁹ It is the intention of the above dimensional requirements to reserve areas of open space between adjacent uses. These setbacks may be varied, however, to preserve natural resources on the site, if deemed advisable by the Board of Supervisors. All applicants requesting such a special treatment shall provide plans showing the natural resources to be better preserved by variance of the dimensional requirements. The final decision is at the sole discretion of the Board of Supervisors.
- ¹⁰ Plus one foot increase for each foot of building height exceeding 35 feet.
- ¹¹ Mean height (including equipment housing on roof); § 185-42 does not apply.
- ¹² Use (23), nursing homes, a minimum lot area of not less than 2,000 square feet per patient shall be provided.
- ¹³ Three-acre tracts may be developed as shopping centers, provided that they share access with existing contiguous shopping centers.
- ¹⁴ One hundred feet when abutting residential zone.
- ¹⁵ Parking, loading or unloading in the required front yard is prohibited.
- ¹⁶ For requirements, see Table of Performance Standards.
- ¹⁷ 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.
- ¹⁸ Minimum lot area may not contain any environmentally sensitive features.