

# ZONING

## 340 Attachment 2

### Borough of Seven Fields

**Table of Dimensional Standards**  
**[Amended 3-19-2018 by Ord. No. 93]**

	R-1	R-2	R-3	R-4	PEDD		Business	Industrial
					Nonresidential	Residential		
<b>Lot Area</b>								
Minimum Lot Area	1/2 acre	1/4 acre	1/5 acre	PRD uses: as specified for such use	0.50 acre	1.200 square feet	20,000 square feet	40,000 square feet
Floor Area Ratio	N/A				0.35	1.25	0.35	0.18
<b>Lot Width</b>								
Minimum Lot Width (feet)	100	75	65	PRD uses: as specified for such use	100	22	100	100
<b>Weight</b>								
Maximum Height (feet)	Single-family dwelling: 35	Single-family dwelling: 35	Single-family dwelling: 35	Single-family dwelling: 35	50	Townhouse : 35	50	50
		Two-family dwelling: 35	Two-family dwelling: 35	Townhouse:35				
	PRD uses: 35	PRD uses: 35		Garden apartment: 3 stories or 35				
	Accessory Structures -- residentially oriented = 10; nonresidentially oriented = 20							
<b>Yard</b>								
Minimum Front Yard Setback (feet)	Principal structure: 30	Principal structure: 25	Principal structure: 20	Principal structure: 20	50; along SR 228: 35	10	50	50
	Accessory structure: 30	Accessory structure: 30	Accessory structure: 30					

SEVEN FIELDS CODE

	R-1	R-2	R-3	R-4	PEDD		Business	Industrial
					Nonresidential	Residential		
Minimum Side Yard Setback (feet)	Principal structure, interior lot: 15	Principal structure, interior lot, single-family: 25 aggregate per lot, 10 minimum	Principal structure, interior lot, single-family/two-family: 20 feet aggregate per lot, 5 feet minimum	Single-family dwelling, interior lot: 20 aggregate per lot; 5 minimum	Interior lot: 15 abutting Residential: 50	Townhouse : 0 feet Between townhouse buildings: 25 feet	25	20
	Accessory structure, interior lot: 15	Principal structure, interior lot, single-family: 20 aggregate per lot, 20 minimum	Multifamily dwelling: 35 feet between townhouse buildings, 35 feet between townhouses and garden apartment buildings, 40 feet between garden apartment buildings	Multifamily building interior lot: 35 between townhouse buildings, 35 between townhouse and garden apartment buildings, 40 between garden apartments. Two-family dwelling interior lot: 20 aggregate per lot, 5 minimum				
					Accessory structure, interior lot: 25	Townhouse dwelling: 0		
	Principal structure, abutting street: 30	Principal structure, abutting street: 25	Accessory structure, interior lot: 15	Two-family dwelling, interior lot: 20 aggregate per lot, 5 minimum				
	Accessory structure, abutting street: 30	Accessory structure, abutting street: 30	Accessory structure, abutting street: 30	Principal structure abutting street: 20				

## ZONING

	R-1	R-2	R-3	R-4	PEDD		Business	Industrial
					Nonresidential	Residential		
Minimum Rear Yard Setback (feet)	Principal structure: 35	Principal structure: 35	Principal structure: 35	35	25 feet or the building height, whichever is greater	10	20	20
	Accessory structure: 10	Accessory structure: 10	Accessory structure: 10					
Yard Adjoining Residential Use or Classification (feet)	N/A				20		10	20
<b>Impervious Surface Coverage</b>								
Maximum Area Coverage	Subdivision lot: 35%	Subdivision lot: 35%	Subdivision lot: 35%	Subdivision lot: 35%	60% for mixed-use without residential dwellings, 90% for mixed-use with residential	80%	80%	60%
<b>Buffer</b>								
Adjoining Residential Use or Classification (feet)	N/A				20		10	20