

ZONING

153 Attachment 2

Borough of Darby

Appendix B

Bulk and Area Requirements for all Zoning Districts

R-1 Residential District

Single-family detached dwellings

Area and Bulk Indicator	Minimum Requirements (unless noted)
Lot size	6,000 square feet
Lot width	60 feet
Front yard	30 feet; 15 feet on long side of corner lot
Side yard	25 feet aggregate; 10 feet minimum
Rear yard	25 feet
Building coverage	30% maximum
Impervious coverage	50% maximum
Height	35 feet or 2 stories maximum

R-2 Residential District

Single-family detached dwellings

Area and Bulk Indicator	Minimum Requirements
Lot size	4,500 square feet
Lot width	45 feet
Front yard	25 feet; 10 feet on long side of corner lot
Side yard	20 feet aggregate; 8 feet minimum
Rear yard	20 feet
Building coverage	35% maximum
Impervious coverage	55% maximum
Height	35 feet or 2 stories maximum

Single-family semi-detached dwellings (twins)

Area and Bulk Indicator	Minimum Requirements
Lot size	3,000 square feet
Lot width	30 feet
Front yard	20 feet; 10 feet on long side of corner lot
Side yard	10 feet
Rear yard	20 feet
Building coverage	40% maximum
Impervious coverage	60% maximum
Height	35 feet or 2 stories maximum

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R-3 Residential District

Single-family detached dwellings

Area and Bulk Indicator	Minimum Requirements
Lot size	4,000 square feet
Lot width	40 feet
Front yard	20 feet; 10 feet on long side of corner lot
Side yard	20 feet aggregate; 8 feet minimum
Rear yard	20 feet
Building coverage	35% maximum
Impervious coverage	60% maximum
Height	35 feet or 2 stories maximum

Single-family semi-detached dwellings (twins)

Area and Bulk Indicator	Minimum Requirements
Lot size	2,500 square feet
Lot width	28 feet
Front yard	20 feet; 10 feet on long side of corner lot
Side yard	8 feet
Rear yard	20 feet
Building coverage	40% maximum
Impervious coverage	60% maximum
Height	35 feet or 2 stories maximum

Single-family attached dwellings (townhouses)

Area and Bulk Indicator	Minimum Requirements
Lot size	1,600 square feet
Lot width	20 feet
Front yard	20 feet; 10 feet on long side of corner lot
Side yard	10 feet at ends of row; 20 feet where an access driveway is required
Rear yard	20 feet
Building coverage	50% maximum
Impervious coverage	70% maximum
Height	35 feet or 2 stories maximum

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R-4 Residential District

Single-family semi-detached dwellings (twins)

Area and Bulk Indicator	Minimum Requirements
Lot size	2,500 square feet
Lot width	25 feet
Front yard	15; 7 feet on long side of corner lot
Side yard	7 feet, on 1 side only
Rear yard	15 feet
Building coverage	45% maximum
Impervious coverage	65% maximum
Height	35 feet or 2 stories maximum

Single-family attached dwellings (townhouses)

Area and Bulk Indicator	Minimum Requirements
Lot size	1,400 square feet
Lot width	20 feet
Front yard	15 feet; 10 feet on long side of corner lot
Side yard	10 feet at ends of row; 20 feet where an access driveway is required
Rear yard	15 feet
Building coverage	55% maximum
Impervious coverage	70% maximum
Height	35 feet or 2 stories maximum
Number of units in a row	6 maximum

Single-family semi-detached dwellings (twins)

Area and Bulk Indicator	Minimum Requirements
Lot size	1,500 square feet
Lot width	100 feet
Front yard	25
Side yard	20 feet
Rear yard	5 feet
Building coverage	45% maximum
Impervious coverage	65% maximum
Open space	15% of lot area
Height	45 feet or 3 stories maximum

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PRD — Planned Residential Development District (Overlay)

Single-family attached dwellings (townhouses)

Area and Bulk Indicator	Minimum Requirements
Dwelling unit width	20 feet
Dwelling units in a row	6 maximum
Setback from exterior road	75 feet
Setback from interior road or parking area	15 feet
Distance between principal buildings	40 feet
Height	42 feet and 3 stories maximum

Low-rise apartments

Area and Bulk Indicator	Minimum Requirements
Building length	200 feet maximum
Building width	100 feet maximum
Setback from exterior road	75 feet; 55 feet if parking placed behind building
Setback from interior road or parking area	15 feet
Distance between principal buildings	40 feet
Dwelling unit size	575 square feet for one-bedroom apartments and 700 square feet for two-bedroom apartments

Assisted-living facility

See requirements for single-family attached dwelling and low-rise apartments above
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CBD — Central Business District

Nonresidential buildings

Area and Bulk Indicator	Minimum Requirements
Lot size	2,000 square feet
Street frontage	20 feet
Front yard	Built-up block: not less than prevailing front yards Other areas: 10 feet
Side yard	Detached structure: 10 feet Attached structure: 10 feet on each side of principal building Where side yard abuts residential district: 20 feet
Rear yard	10 feet and 20 feet where rear yard abuts residential district
Building coverage	80%
Height	40 feet or 3 stories

HC — Highway Commercial

Individual establishments

Area and Bulk Indicator	Minimum Requirements
Lot size	5,000 square feet
Lot width	50 feet
Front yard	Built-up block: not less than prevailing front yards Other areas: 20 feet
Side yard	10 feet
Rear yard	20 feet
Impervious coverage	80%
Height	3 stories or 40 feet maximum

Shopping Centers

Area and Bulk Indicator	Minimum Requirements
Tract area	2 acres, minimum
Tract width	200 feet
Front setback	75 feet
Distance from property line	75 feet
Distance between buildings	40 feet
Impervious surface	80% maximum
Height	40 feet maximum

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BI — Business/Institutional District

Nonresidential or mixed-use buildings

Area and Bulk Indicator	Minimum Requirements
Building length	150 feet
Building width	100 feet
Front yard	25 feet
Side yard	10 feet on each side
Rear yard	20 feet
Building coverage	60% maximum
Impervious surface	80% maximum
Building height	5 stories or 70 feet maximum

INS — Institutional District

Area and Bulk Indicator	Minimum Requirements
Lot area	1 acre
Street frontage	100 feet
Setback from exterior road	75 feet
Setback from interior road or driveway	20 feet
Setback from side and rear property lines	40 feet
Distance between buildings	40 feet
Building height	75 feet maximum

IND — Industrial District

Area and Bulk Indicator	Minimum Requirements
Lot area	7,500 square feet
Lot width at building line	75 feet
Front yard	30 feet
Side yard	10 feet on each side
Rear yard	20 feet
Impervious surface	70% maximum
Building height	3 stories of 45 feet maximum

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TOD — Transit Oriented Development District

Mid-rise apartment building

Area and Bulk Indicator	Minimum Requirements
Density	20 to 30 units per acres
Height	56 feet or 4 stories
Building length	50 feet
Building coverage	65% maximum
Impervious coverage	95% maximum
Front setback	0 minimum, 10 feet maximum
Side setback	3 feet minimum and 30 feet maximum
Rear setback	3 feet minimum and 20 feet maximum

Nonresidential buildings

Area and Bulk Indicator	Minimum Requirements
Height	2 stories minimum, 4 stories or 56 feet maximum
Building length	30 feet
Building coverage	60% minimum, 85% maximum
Impervious coverage	95% maximum
Front setback	0 feet minimum, 10 feet maximum
Side setback	5 feet minimum and 30 feet maximum
Rear setback	5 feet minimum and 25 feet maximum

Mixed-use buildings

Area and Bulk Indicator	Minimum Requirements
Height	4 stories or 56 feet maximum
Building coverage	70% maximum
Impervious coverage	100% maximum
Front setback	0 feet minimum, 10 feet maximum
Side setback	0 feet minimum and 30 feet maximum
Rear setback	3 feet minimum and 15 feet maximum