

ZONING

600 Attachment 2

**Borough of Folcroft**

**Appendix B: Zoning Ordinance District Regulations**

**R-1: Residential District**

**Table 1: Single-Family Detached Dwellings**

<b>Area and Bulk Indicator</b>	<b>Minimum Requirements</b>
Lot area	5,000 square feet
Lot width	50 feet
Building coverage	30% maximum
Impervious surface	50% maximum
Front yard	20 feet
Rear yard	25 feet
Side yard	20 feet aggregate and 8 feet minimum
Height	3 stories or 35 feet maximum

**Table 2: Single-Family Semidetached Dwellings (Twin)**

<b>Area and Bulk Indicator</b>	<b>Minimum Requirements</b>
Lot area	3,000 square feet
Lot width	30 feet
Building coverage	40% maximum
Impervious surface	60% maximum
Front yard	20 feet
Rear yard	25 feet
Side yard	10 feet on one side
Height	3 stories or 35 feet maximum

**R-2: Townhouse District**

**Table 3: Single-Family Attached Dwellings (Townhouse)**

<b>Area and Bulk Indicator</b>	<b>Minimum Requirements</b>
Lot area	2,000 square feet
Lot width	20 feet
Building coverage	50% maximum
Impervious surface	70% maximum
Front yard	20 feet
Rear yard	25 feet
Side yard	25 feet at end of row and traversed by access driveway
Height	3 stories or 35 feet maximum
Units in row	6 maximum
Distance between buildings	20 feet

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(R-2 District: for single-family detached, please see Table 1, for single-family semidetached, please see Table 2.)

**R-3: Apartment District**

**Table 4: Multifamily Dwelling (apartments)**

<b>Area and Bulk Indicator</b>	<b>Minimum Requirements</b>
Lot area	2,500 square feet/unit for the first 4 units, 2,000 square feet for each additional unit
Lot width	150 feet
Impervious surface	65% maximum
Front yard	25 feet
Rear yard	25 feet
Side yard	25 feet
Height	4 stories or 45 feet, 5 stories or 55 feet when building is set back 50 feet or more

(R-3 District: for single-family semidetached, please see Table 2.)

**MC: Municipal Center District**

**Table 5: Municipal Center District Area and Bulk Regulations**

<b>Area and Bulk Indicator</b>	<b>Minimum Requirements</b>
Lot area	1 acre
Lot width	100 feet
Impervious surface	60% maximum
Exterior road setback	75 feet
Interior road/driveway setback	20 feet
Side/rear lot line setback	40 feet
Height	50 feet maximum
Landscaping	40%
Distance between buildings	50 feet

**RS: Retail Service District**

**Table 6: Standards for Detached Buildings**

<b>Area and Bulk Indicator</b>	<b>Minimum Requirements</b>
Lot area	15,000 square feet maximum
Lot width	50 feet
Impervious surface	70% maximum
Front yard	20 feet, infill not less than average setback
Rear yard	15 feet
Side yards	12 feet each side
Height	2 stories or 30 feet maximum

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**Table 7: Standards for Attached Buildings**

Area and Bulk Indicator	Minimum Requirements
Lot area	2,500 square feet/building
Lot width	25 feet
Impervious surface	75% maximum
Front yard	30 feet
Rear yard	30 feet
Side yards	30 feet
Height	2 stories or 30 feet maximum

### GB: General Business District

**Table 8: General Business District Area and Bulk Regulations**

Area and Bulk Indicator	Minimum Requirements
Lot area	10,000 square feet
Lot width	75 feet
Impervious surface	70% maximum
Front yard	20 feet, infill not less than the average setback
Rear yard	15 feet
Side yards	12 feet each side
Height	3 stories or 40 feet maximum
Distance between buildings	40 feet

### LIB: Light Industrial/Business Park District

**Table 9: Light Industrial/Business Park District Area and Bulk Regulations**

Area and Bulk Indicator	Minimum Requirements
Tract	2 acres
Perimeter yards (front, side, and rear yards)	30 feet on all sides, increased to 50 feet when abutting a residential district
Interior yards	15 feet between a building and an interior street
Distance from parking area	10 feet between a parking area and the principal building
Distance between buildings	40 feet
Impervious surface	70% maximum
Height	40 feet maximum

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**LIB-A: Light Industrial/Business Park-A District**

**Table 10: Light Industrial/Business Park-A District Area and Bulk Regulations**

<b>Area and Bulk Indicator</b>	<b>Minimum Requirements</b>
Tract	2 acres
Lot area (adult uses)	1/4 acre
Perimeter yards (front, side, and rear yards)	30 feet on all sides, increased to 60 feet when abutting a residential district
Interior yards	15 feet between a building and an interior street
Distance from parking area	10 feet between a parking area and the principal building
Distance between buildings	40 feet
Impervious surface	70% maximum
Height	40 feet maximum

**OSR: Open Space/Refuge District**

**Table 11: Open Space/Refuge District Area and Bulk Regulations**

<b>Area and Bulk Indicator</b>	<b>Minimum Requirements</b>
Lot area	10 acres
Lot width	200 feet
Building coverage	2% maximum
Impervious surface	5% maximum
Setbacks	30 feet from all property lines and public streets and 50 feet from mean high water mark
Height	2 stories or 30 feet maximum

**TOD: Transit-Oriented Development Overlay District**

**Table 12: Standards for Townhouse Development**

<b>Area and Bulk Indicator</b>	<b>Minimum Requirements</b>
Tract	Three acres
Density	10 to 15 units per net acre
Setback	None required, but where existing buildings are present, the average of buildings on each side
Units in row	4 maximum
Landscaping	35%
Height	3 stories or 35 feet maximum
Distance between buildings	40 feet

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**Table 13: Standards for Apartment Development**

Area and Bulk Indicator	Minimum Requirements
Tract	3 acres
Density	Between 20 and 30 units per acre
Setback	15 feet from any street or parking area
Landscaping	40% of tract or lot area
Height	4 stories or 45 feet maximum
Distance between buildings	45 feet

**Table 14: Standards for Nonresidential or Mixed-Use Development**

Area and Bulk Indicator	Minimum Requirements
Tract	3 acres
Lot area	3,500 square feet maximum
Store or shop area	2,000 square feet maximum
Setback	15 feet from any street or parking area
Landscaping	35% of lot or tract area
Height	4 stories or 45 feet
Distance between buildings	45 feet

### Parking Requirements

**Table 15: Residential Uses**

Use	Off-Street Parking Requirements
Single-family detached and single-family semi-detached dwelling	2 spaces for every dwelling unit
Townhouse	2 spaces for every dwelling unit
Multi-family dwelling	2 spaces per dwelling unit, plus one space for every four dwelling units for guests in developments/buildings of 12 or more units
Community residence facility	1 space for every two bedrooms, plus one for each employee

**Table 16: Public or Private Recreational Uses**

Use	Off-Street Parking Requirements
Private clubs	1 space for every 100 square feet of floor area
Bowling alley	4 spaces for each lane
Outdoor commercial recreation	1 space for every 2,000 square feet of area devoted to such use
Indoor recreation	1 space for every 100 square feet of gross floor area

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**Table 17: Governmental, Institutional, and Educational Uses**

<b>Use</b>	<b>Off-street Parking Requirements</b>
Auditoriums, churches, and other places of public assembly	1 space for every 5 seats, plus 1 space for every 150 square feet of meeting room area
Community center, municipal building, library, or similar use	1 space for every 300 square feet of gross floor area
Child day care center	1 space for every 500 square feet of gross floor area, plus 1 space for each adult attendant. This shall be in addition to the parking requirements of the primary use, such as a school or church, if applicable.
Nursery, primary, and secondary schools	1 space for each faculty member or other full-time employee, plus 2 spaces for each classroom and 1 space for every 12 students aged 16 years or older

**Table 18: Retail, Commercial, and Other Business Uses**

<b>Use</b>	<b>Off-Street Parking Requirements</b>
Retail store or shop	1 space for every 200 square feet of gross floor area
Furniture or appliance store	1 space for every 400 square feet of gross floor area
Convenience store	1 space for every 125 square feet of gross floor area
Supermarket	1 space for every 125 square feet of gross floor area
Personal service businesses such as barber shops, tailors, shoe repair, etc.	1 space for every 150 square feet of gross floor area
Shopping center	1 space for every 250 square feet of gross leasable floor area
Professional and other office area	1 space for every 300 square feet of gross floor area
Banks, credit unions, and savings and loan	1 space for every 200 square feet of gross floor area
Medical, dental, veterinary offices, and clinics	1 space for every 100 square feet of waiting room space, plus 2 spaces for each practitioner
Sit-down restaurants	1 space for every 150 square feet of gross floor area, plus 1 space for every 2 employees on the shift of greatest employment
Drive-through restaurants	1 space for every 75 square feet of gross floor area, plus 1 space for every 2 employees on the shift of greatest employment
Bar, tavern	1 space for every 150 square feet of gross floor area

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Use	Off-Street Parking Requirements
Movie theater or amusement venue	1 space for every 3 seats plus 1 space for every employee on the shift of greatest employment
Funeral home	1 space for every 75 square feet of floor area in viewing rooms or parlors, plus 1 space for each official funeral car and 1 space for every 2 employees exclusive of the resident family members
Hotel, motel, inn	1 space for every guest room, plus 1 space for every 2 full-time employees, plus the required parking for accessory uses such as restaurants and bars
Standard car wash	10 spaces per bay for stacking, plus 4 spaces for standing between the exit of the facility and the street, plus 1 space for each employee on the greatest shift
Self-service car wash	4 spaces per bay for stacking, plus 1 space for standing between the exit of the facility and the street
Laundromat, self-service	1 space for every 2 washing machines
Automobile service and repair	2 spaces, either within or outside the structure, for every 200 square feet of floor or ground area devoted to repair or service facilities and, in addition, such space as is necessary for vehicles purchasing gasoline or being stored. In no case shall the spaces for permitted motor vehicle storage in conjunction with a service station be fewer than 5
Repair or tradesman shop, such as carpenter, plumber, etc.	1 space for every 400 square feet of gross floor area
Temporary uses such as sale of Christmas trees, flowers, produce, and other goods	1 space for every 200 square feet of gross floor area
Health club and spa	1 space for each staff member, plus 1 space for every 500 square feet of gross floor area

**Table 19: Industrial and Other Related Uses**

Use	Off-Street Parking Requirements
Research and development, light manufacturing and assembly, air freight	1 space for every 750 square feet of gross floor area, plus 1 space for every employee on the shift of greatest employment
Storage, manufacturing, warehousing, distribution, wholesale, heavy industry	1 space for every 1,000 square feet of gross floor area, plus 1 space for every employee on the shift of greatest employment

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**Table 20: Handicapped Spaces**

Total Parking Spaces	Number of Required Handicapped Spaces
10 to 25	1
26 to 50	2
51 to 75	3
76 to 100	4

**Table 21: Loading Spaces**

Total Gross Floor Area	Number of Loading Space Required
Up to 15,000 square feet	1 space
15,000 to 50,000 square feet	2 spaces
50,000 to 100,000 square feet	3 spaces
Each additional 100,000 square feet	1 additional space

**General Regulations**

**Table 22: Fences and Walls**

Zoning District	Regulations
Residential	4 feet between front and rear building lines, 6 feet behind rear building line
Retail Service	6 feet around periphery of entire site
General Business	6 feet in rear yard only
Municipal Center	Same as General Business
Light Industrial/Business Park	10 feet along side and rear yards
Light Industrial/Business Park-A	Same as Light Industrial/Business Park (adult uses required to have <i>both</i> an opaque fence and a planted visual screen)

**Table 23: Landscaping Regulations**

Zoning District	Regulations
Retail Service	1 tree or 2 shrubs shall be placed in the ground or in planters for every 20 feet of building width
	Landscaped strip not less than 6 feet wide at front and at 1 side of building.
General Business	Same as Retail Service
Municipal Center	1 tree or 2 shrubs placed in ground or in planters every 15 feet at the front and at 1 side of building
	Landscaped strip with grass or other ground cover, not less than 6 feet wide at front and at 1 side of building

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Zoning District	Regulations
Light Industrial/Business Park	1 tree or 2 shrubs placed in ground or in planters every 15 feet at front and at 1 side of building.
	Landscaped strip with grass or other ground cover, not less than 6 feet wide at front and at 1 side of building
Light Industrial/Business Park-A	Same as Light Industrial/Business Park
Apartment buildings and nonresidential buildings in residential districts	Same as Municipal Center
Transit-Oriented Development	According to applicable use or district noted above

**Conditional Uses**

**Table 24: Church and Other Religious Uses (Residential and MC only)**

Area and Bulk Indicator	Minimum Requirements
Lot area	1/4 acre
Building coverage	70% maximum
Front yard	15 feet
Rear yard	15 feet
Side yards	15 feet

**Table 25: Schools and Colleges (MC only)**

Area and Bulk Indicator	Minimum Requirements
Tract/lot area	2 acres
Lot width	150 feet
Street frontage	150 feet
Building coverage	40% maximum
Impervious surface	60% maximum
Front yard	50 feet on each side street the lot abuts
Side yards	30 feet
Rear yard	50 feet
Height	50 feet maximum

**Table 26: Assisted Care Facilities (MC only)**

Area and Bulk Indicator	Minimum Requirements
Tract/lot area	2 acres
Building coverage	40% maximum
Impervious surface	60% maximum
Setbacks	75 feet when abutting a residential district, 50 feet otherwise
Height	50 feet maximum
Distance between buildings	50 feet

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**Special Exceptions**

**Table 27: Apartments Containing More than 4 Units**

<b>Area and Bulk Indicator</b>	<b>Minimum Requirements</b>
Lot area	2,000 square feet/unit with a minimum of 12,000 square feet total
Lot width	60 feet
Building coverage	45% maximum
Front yard	30 feet
Rear yard	30 feet
Side yards	25 feet aggregate, 10 feet minimum/side
Height	35 feet maximum