

ZONING

300 Attachment 10

Section 300-50: Development Standards -- Districts INS, NS, C Township of Marple

Standards	Districts		
	INS	NS	C
Minimum tract area (square feet)	175,000	175,000	130,000
Maximum tract floor-area ratio (FAR)	0.6	0.3	0.2
Maximum building coverage (percent of tract)	25	25	20
Maximum impervious coverage (percent of tract)	65	50	35
Central water and sewer facilities required	Yes	Yes	Yes
Maximum height - principal structures (feet)	55	35	30
Maximum height - accessory structures	50% height of tallest principal structure	16	16
Minimum lot width at right-of-way line (feet)	120	120	60
Minimum setbacks from streets (feet):			
Any building face to arterial street ultimate right-of-way	60	40	60
Any building face to collector or local street ultimate right-of-way	40	30	20
Any building face to common parking area	5	5	5
Surface parking areas to arterial street ultimate right-of-way	20	20	20
Surface parking areas to collector or local street ultimate right-of-way	10	10	10
Minimum principal structure setbacks from tract perimeter (feet):			
From other like-zoned tracts	20(-40*)	10	10
From any residential district boundary line	50(-70*)	50	50
From other district boundary lines	25(-45*)	20	20
Minimum accessory structure setbacks from tract perimeter (feet):			
From other like-zoned tracts	10	5	5
From any residential district boundary line	35	25	25
From other district boundary lines	20	10	10
Minimum surface parking areas, driveways, interior roadways setbacks from tract perimeter (feet):			
From other like-zoned tracts	10	5	5
From any residential district boundary line	30	20	20
From other district boundary lines	15	5	5

NOTES:

*Where a building in question is greater than 35 feet in height, for every additional foot of height above 35 feet, add a corresponding foot to the required minimum setbacks.