

# ZONING

## 300 Attachment 12

### Section 300-56 ARTICLE VIII: OPEN SPACE DISTRICTS Development Standards -- District OS Township of Marple

Standards	Districts
	OS
Minimum tract area (acres)	5
Maximum tract density (floor-area ratio) (FAR)	0.01
Maximum building coverage (percent of tract)	0.8
Maximum impervious coverage (percent of tract)	4
Maximum height - principal structures (feet)	35
Maximum height - accessory structures	50% height of tallest principal structure
Minimum lot width at right-of-way line (feet)	100
Minimum setbacks from streets (feet):	
Any building face to arterial street ultimate right-of-way	60
Any building face to collector or local street ultimate right-of-way	40
Any building face to common parking area	5
Surface parking areas to arterial street ultimate right-of-way	20
Surface parking areas to collector or local street ultimate right-of-way	10
Minimum principal structure setbacks from tract perimeter (feet):	
From other like-zoned tracts	20
From any residential district boundary line	50
From other district boundary lines	25
Minimum accessory structure setbacks from tract perimeter (feet):	
From other like-zoned tracts	10
From any residential district boundary line	35
From other district boundary lines	20
Minimum surface parking areas, driveways, interior roadways setbacks from tract perimeter (feet):	
From other like-zoned tracts	10
From any residential district boundary line	30
From other district boundary lines	15