

ZONING

300 Attachment 2

Township of Marple

Section 300-20A: Development Standards -- Districts R-A, R-B, R-C, R-1, R-1-A, R-2, R-3, R-4
[Amended 7-14-2003 by Ord. No. 2003-13; 11-15-2004 by Ord. No. 2004-13; 12-13-2004 by Ord. No. 2004-17;
10-8-2007 by Ord. No. 2007-15; 8-11-2008 by Ord. No. 2008-8; 6-12-2023 by Ord. No. 2023-1]

Standards	Districts							
	R-A	R-B	R-C	R-1	R-1A	R-2	R-3	R-4
Minimum lot area (square feet) ²	80,000 ¹	40,000	20,000	12,000	9,800	7,500	6,250	5,000
Maximum building coverage (percent of lot area)	15	15	18	20	22.5	25	30	35
Maximum impervious coverage (percent of lot area) ³	20	22	25	30	35	40	45	50
Central water and sewer facilities required	No	No	Yes	Yes	Yes	Yes	Yes	Yes
Maximum height - principal structures (feet)	35	35	35	35	35	35	35	35
Maximum height - principal structures (stories)	3.5	3.5	3.5	3.5	3.5	3.5	3.5	3.5
Minimum lot width at right-of-way line (feet)	50	50	50	50	50	50	50	35
Minimum lot width at building line (feet)	200	125	100	75	70	60	50	40/30/60**
Minimum front yard (feet)	50*	50*	40*	40*	35*	30*	25*	20*
Minimum side yards - residential use (aggregate) (feet)	50	45	35	30	28	25	18	14****
Minimum side yard - residential use (one-side) (feet)	20	20	15	12	11	10	8	6***, ****
Minimum side yard - nonresidential use (each side) (feet)	30	25	25	20	19	18	15	12
Minimum rear yard	30	30	25	25	25	25	25	20
Minimum accessory structure setback from property lines	15	15	10	7	6	6	6	6
Maximum height - accessory structures (feet)	16	16	16	14	14	12	12	12
Maximum height - accessory structures (stories)	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5
Maximum accessory structures coverage (percent of lot area)	1.25	1.5	3	4.25	5	6.5	8	8.5
Maximum size of shed (square feet) ⁴	280	280	280	280	280	280	280	280

NOTES:

*Corner lots: Lesser-depth front yard must be 2/3 depth of greater-depth front yard

**Single-family detached = 40 feet; Twin = 35 feet for each dwelling unit; Duplex = 60 feet.

***Minimum side yard for Twin = 12 feet; for Duplex = 15 feet.

****The minimum distance between buildings on adjoining lots shall be 14 feet.

+Per Family

¹ Minimum lot size for the R-A District may be decreased to 40,000 square feet if served by public sanitary sewer.

² The minimum lot area for twin, semidetached and duplex dwellings shall be 3,750 square feet.

³ The maximum impervious coverage for twin, semidetached and duplex dwellings shall be 45%.

⁴ Subject to maximum accessory structure coverage and maximum impervious coverage requirements.