

ZONING

300 Attachment 3

Township of Marple Section 300-20B: Development Standards -- Districts RMD, RMHD, RHD [Amended 8-11-2008 by Ord. No. 2008-9]

Standards	Districts		
	RMD	RMHD	RHD
Maximum density (units per developable acre)	6.0	12.0	18.0
Minimum tract area (acres)	5	5	5
Minimum permanent open space area (percent of tract)	10	20	20
Maximum building coverage (percent of tract)	25	35	45
Maximum impervious coverage (percent of tract)	45	55	60
Central water and sewer facilities required	Yes	Yes	Yes
Maximum height - principal structures (feet)	35	35	75
Maximum height - principal structures (stories)	3.5	3	7.5
Minimum lot width at right-of-way line (feet)	20	20	20
Minimum setbacks from streets (feet):			
Any building face to arterial street ultimate right-of-way	80	80	80
Any building face to collector street ultimate right-of-way	40	40	40
Any building face to local street right-of-way	20	20	20
Any building face to common parking area	10	10	10
Surface parking areas to arterial street ultimate right-of-way	25	25	25
Surface parking areas to collector street ultimate right-of-way	20	20	20
Surface parking areas to local street ultimate right-of-way	15	15	15
Minimum building setbacks from tract perimeter (feet):			
From other like-zoned tracts	25	25-35*	25-45*
From any other residential district boundary line	50	50-60*	50-70*
From other district boundary lines	25	25-35*	25-35*
Minimum surface parking areas, driveways, interior roadways setbacks from tract perimeter (feet):			
From other like-zoned tracts	15	15	15
From any other residential district boundary line	25	25	25
From other district boundary lines	15	15	15
Minimum principal building spacing (feet):			
Window wall to windowless wall	20	20-30*	20-40*
Window wall to window wall			
a) Front to front	40	40-50*	40-60*
b) Rear to rear	35	35-45*	35-55*
c) End to end	25	25-35*	25-55*
d) Front to rear	40	40-50*	40-60*
e) Front to end	40	40-50*	40-60*
f) Rear to end	35	35-45*	35-45*

NOTES:

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