

ZONING

300 Attachment 4

Section 300-20C: Development Standards -- Cluster Township of Marple

Standards	Districts								
	R-A Cluster			R-B Cluster			R-C Cluster		
	20% O.S.	40% O.S.	60% O.S.	20% O.S.	40% O.S.	60% O.S.	20% O.S.	40% O.S.	60% O.S.
Minimum permanent open space area (percent of tract)	20	40	60	20	40	60	20	40	60
Maximum density (units per developable acre)	0.55	0.60	0.65	1.10	1.20	1.30	2.20	2.40	2.60
Minimum tract area (acres)	10	10	10	10	10	10	5	5	5
Maximum building coverage (percent of tract)	15	15	15	15	15	15	18	18	18
Maximum impervious coverage (percent of tract)	20	20	20	22	22	22	25	25	25
Central water and sewer facilities required	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Permitted dwelling types	SFD	SFD	SFD	SFD	SFD	SFD 2-F	SFD	SFD 2-F	SFD 2-F 3- or 4-F
Maximum height – principal structures (feet)	35	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	3.5
Minimum lot width at right-of-way line (feet)	20	20	20	20	20	20	20	20	20
Minimum principal structures setback from property lines (feet)	15	10	10	10	10	10*	10	10*	10*
Minimum accessory structures setback from property lines	10	6	6	8	6	6	7	6	6
Maximum height – accessory structures (feet)	16	16	16	16	16	12	16	12	12
Maximum height – accessory structures (stories)	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5
Minimum setbacks from streets (feet):									
Any building face to arterial street ultimate right-of-way	80	80	80	80	80	80	80	80	80
Any building face to collector street ultimate right-of-way	40	40	40	40	40	40	40	40	40
Any building face to local street right-of-way	20	20	20	20	20	20	20	20	20
Any building face to common parking area	10	10	10	10	10	10	10	10	10

MARPLE CODE

NOTES:

*Two-family and three- or four-family dwellings excepted where common walls coincide with property lines.

**Common walls for two-family and three- or four-family dwellings excepted.

ZONING

Section 402.3: Development Standards -- Cluster Township of Marple (Cont'd)

Standards	Districts								
	R-A Cluster			R-B Cluster			R-C Cluster		
	20% O.S.	40% O.S.	60% O.S.	20% O.S.	40% O.S.	60% O.S.	20% O.S.	40% O.S.	60% O.S.
Surface parking areas to arterial street ultimate right-of-way	25	25	25	25	25	25	25	25	25
Surface parking areas to collector street ultimate right-of-way	20	20	20	20	20	20	20	20	20
Surface parking areas to local street ultimate right-of-way	15	15	15	15	15	15	15	15	15
Minimum building setbacks from tract perimeter (feet):									
From other residential tracts	25	25	25	25	25	25	25	25	25
From non-residential tracts or district boundary lines	50	50	50	50	50	50	50	50	50
Minimum surface parking areas, driveways, interior roadways setbacks from tract perimeter (feet):									
From other residential tracts	15	15	15	15	15	15	15	15	15
From non-residential tracts or district boundary lines	15	15	15	15	15	15	15	15	15
Minimum principal building spacing (feet):									
Windowless wall to windowless wall	10	10	10	10	10	10**	10	10**	10**
Window wall to windowless wall	20	20	20	20	20	20	20	20	20
Window wall to window wall									
a) Front to front	80	70	60	70	60	50	60	50	40
b) Rear to rear	50	45	40	45	40	35	40	35	35
c) End to end	35	30	30	30	30	25	30	25	25
d) Front to rear	60	50	45	55	45	40	45	40	40
e) Front to end	60	50	45	50	40	40	40	40	40
f) Rear to end	45	40	40	40	40	35	40	35	35

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NOTES:

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**Common walls for two-family and three- or four-family dwellings excepted.