

ZONING

300 Attachment 6

Section 300-38: Development Standards -- Districts O, O-1, N, B, B-1 Township of Marple

| Standards | Districts | | | | |
|---|-----------|---|--------|-------|---|
| | O | O-1 | N | B | B-1 |
| Minimum tract area (square feet) | 10,000 | 75,000 | 10,000 | 5,000 | 175,000 |
| Maximum tract floor-area ratio (FAR) | 0.3 | 0.6 | 0.3 | 1.5 | 0.75 |
| Maximum building coverage (percent of tract) | 30 | 30 | 30 | 60 | 35 |
| Maximum impervious coverage (percent of tract) | 60 | 75 | 60 | 90 | 80 |
| Central water and sewer facilities required | Yes | Yes | Yes | Yes | Yes |
| Maximum height - principal structures (feet) | 35 | 55 | 35 | 35 | 55 |
| Maximum height - accessory structures | 16 | 50% height of tallest principal structure | 16 | 16 | 50% height of tallest principal structure |
| Minimum lot width at right-of-way line (feet) | 60 | 120 | 60 | 25 | 180 |
| Minimum setbacks from streets (feet): | | | | | |
| Any building face to arterial street ultimate right-of-way | 40 | 60 | 30 | 0 | 60 |
| Any building face to collector or local street ultimate right-of-way | 20 | 20 | 20 | 20 | 20 |
| Any building face to common parking area | 5 | 10 | 5 | 5 | 10 |
| Surface parking areas to arterial street ultimate right-of-way | 20 | 20 | 20 | 20 | 20 |
| Surface parking areas to collector or local street ultimate right-of-way | 10 | 10 | 10 | 10 | 10 |
| Minimum principal structure setbacks from tract perimeter (feet): | | | | | |
| From other like-zoned tracts | 10 | 20(-40*) | 10 | 0 | 20(-40*) |
| From any residential district boundary line | 40 | 50(-70*) | 20 | 40 | 50(-70*) |
| From other district boundary lines | 20 | 25(-45*) | 10 | 10 | 25(-45*) |
| Minimum accessory structure setbacks from tract perimeter (feet): | | | | | |
| From other like-zoned tracts | 8 | 10 | 8 | 0 | 10 |
| From any residential district boundary line | 15 | 35 | 15 | 40 | 35 |
| From other district boundary lines | 10 | 20 | 10 | 10 | 20 |
| Minimum surface parking areas, driveways, interior roadways setbacks from tract perimeter (feet): | | | | | |
| From other like-zoned tracts | 5 | 10 | 5 | 0 | 10 |
| From any residential district boundary line | 10 | 30 | 10 | 10 | 30 |
| From other district boundary lines | 5 | 15 | 5 | 10 | 15 |

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.