

ZONING

300 Attachment 2

Borough of Norwood

**Appendix B
Zoning District Regulations**

R-1 Residential District

Table 1: Single-Family Detached Dwelling

| Area and Bulk Indicator | Minimum Requirements |
|--------------------------------|--|
| Lot area | 5,000 square feet |
| Lot width | 50 feet |
| Front yard | 20 feet (infill not less than average setback) |
| Side yards | 20 feet aggregate, 8 feet minimum |
| Rear yard | 25 feet |
| Building coverage | 30%, maximum |
| Impervious surface | 50%, maximum |
| Height | 3 stories or 35 feet, maximum |

R-2 Residential District

Table 2: Single-Family Detached Dwelling

| Area and Bulk Indicator | Minimum Requirements |
|--------------------------------|--|
| Lot area | 4,500 square feet |
| Lot width | 45 feet |
| Front yard | 20 feet (infill not less than average setback) |
| Side yards | 18 feet aggregate, 8 feet minimum |
| Rear yard | 25 feet |
| Building coverage | 35%, maximum |
| Impervious surface | 55%, maximum |
| Height | 3 stories or 35 feet, maximum |

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Table 3: Single-Family Semidetached Dwelling (Twin)

| Area and Bulk Indicator | Minimum Requirements |
|--------------------------------|--|
| Lot area | 3,500 square feet |
| Lot width | 35 feet |
| Front yard | 20 feet (infill not less than average setback) |
| Side yard | 10 feet on one side |
| Rear yard | 25 feet |
| Building coverage | 45%, maximum |
| Impervious surface | 65%, maximum |
| Height | 3 stories or 35 feet, maximum |

R-3 Residential District

Table 4: Single-Family Attached Dwelling (Townhouse)

| Area and Bulk Indicator | Minimum Requirements |
|--------------------------------|---|
| Lot area | 2,000 square feet |
| Lot width | 20 feet |
| Front yard | 20 feet |
| Side yard | 10 feet at end of row, 20 feet where an access driveway is provided |
| Rear yard | 25 feet |
| Distance between buildings | 20 feet |
| Building coverage | 50%, maximum |
| Impervious surface | 70%, maximum |
| Height | 3 stories or 35 feet, maximum |

Table 5: Multifamily Dwelling (Apartment)

| Area and Bulk Indicator | Minimum Requirements |
|--------------------------------|-------------------------------|
| Lot area | 2,500 square feet per unit |
| Lot width | 150 feet |
| Front yard | 20 feet |
| Side yards | 20 feet on each side |
| Rear yard | 25 feet |
| Building coverage | 60%, maximum |
| Impervious surface | 80%, maximum |
| Height | 3 stories or 35 feet, maximum |

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TC Town Center

Table 6: Standards for Detached Buildings

| Area and Bulk Indicator | Requirements |
|---|---|
| Lot area (retail, commercial, service) | 3,000 square feet to 6,000 square feet |
| Lot area (recreational, municipal, parking) | 3,000 square feet to 12,000 square feet |
| Lot width | 50 feet, maximum |
| Front yard | The average of the closest structures on the same side of the street (maximum of 10 feet) |
| Side yards | 20 feet aggregate, 6 feet minimum |
| Rear yard | 25 feet, minimum |
| Building coverage | 40%, maximum |
| Impervious surface | 60%, maximum |
| Height | 3 stories or 35 feet, maximum |

Table 7: Standards for Attached Buildings

| Area and Bulk Indicator | Requirements |
|---|---|
| Lot area (retail, commercial, service) | 3,000 square feet to 6,000 square feet |
| Lot area (recreational, municipal, parking) | 3,000 square feet to 12,000 square feet |
| Lot width | 50 feet, maximum |
| Front yard | The average of the closest structures on the same side of the street (maximum of 10 feet) |
| Side yard | 10 feet |
| Rear yard | 25 feet |
| Building coverage | 60%, maximum |
| Impervious surface | 80%, maximum |
| Height | 3 stories or 35 feet, maximum |

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HC Highway Commercial District

Table 8: Standards for Detached Structures

| Area and Bulk Indicator | Minimum Requirements |
|--------------------------------|---|
| Lot area | 10,000 square feet |
| Lot width | 75 feet |
| Front yard | Not less than the average setback on the block or 10 feet |
| Side yards | 30 feet aggregate, 10 feet minimum |
| Rear yard | 20 feet |
| Building coverage | 45%, maximum |
| Impervious surface | 65%, maximum |
| Height | 3 stories or 40 feet |

Table 9: Standards for Attached Structures

| Area and Bulk Indicator | Minimum Requirements |
|--------------------------------|---|
| Lot area | 3,500 square feet |
| Lot width | 30 feet |
| Front yard | Not less than the average setback on the block or 10 feet |
| Side yard (end of row) | 15 feet |
| Rear yard | 20 feet |
| Building coverage | 60%, maximum |
| Impervious surface | 80%, maximum |
| Height | 3 stories or 40 feet |

HC-A Highway Commercial-A District

Table 10: Standards for Detached Structures

| Area and Bulk Indicator | Minimum Requirements |
|--------------------------------|---|
| Lot area | 10,000 square feet |
| Lot width | 75 feet |
| Front yard | Not less than the average setback on the block or 10 feet |
| Side yards | 30 feet aggregate, 10 feet minimum |
| Rear yard | 20 feet |
| Building coverage | 45%, maximum |
| Impervious surface | 65%, maximum |
| Height | 3 stories or 40 feet |

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Table 11: Standards for Attached Structures

| Area and Bulk Indicator | Minimum Requirements |
|--------------------------------|---|
| Lot area | 3,500 square feet |
| Lot width | 30 feet |
| Front yard | Not less than the average setback on the block or 10 feet |
| Side yard (end of row) | 15 feet |
| Rear yard | 20 feet |
| Building coverage | 60%, maximum |
| Impervious surface | 80%, maximum |
| Height | 3 stories or 40 feet |

OS Open Space District

Table 12: Open Space District Regulations

| Area and Bulk Indicator | Minimum Requirements |
|--------------------------------|--|
| Tract area | 5 acres |
| Tract width | 200 feet |
| Setbacks | 30 feet from all property lines and public streets and 50 feet from the mean high water mark |
| Building coverage | 2%, maximum |
| Impervious surface | 5%, maximum |
| Height | 2 stories or 30 feet |

Parking Requirements

Table 13: Residential Uses

| Use | Off-Street Parking Requirements |
|---------------------------------|--|
| Single- and two-family dwelling | 2 spaces for every dwelling unit |
| Townhouse | 2 spaces for every dwelling unit |
| Multifamily dwelling | 2 spaces per dwelling unit, plus 1 space for every 4 dwelling units for guests in developments/buildings of 12 or more units |
| Conversion | 2 spaces per unit |
| Community residence facility | 1 space for every 2 bedrooms, plus 1 for each employee |

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Table 14: Public or Private Recreational Uses

| Use | Off-Street Parking Requirements |
|-------------------------------|---|
| Private clubs | 1 space for every 100 square feet of floor area |
| Bowling alley | 4 spaces for each lane |
| Outdoor commercial recreation | 1 space for every 2,000 square feet of area devoted to such use |
| Indoor recreation | 1 space for every 100 square feet of gross floor area |

Table 15: Governmental, Institutional, and Educational Uses

| Use | Off-Street Parking Requirements |
|--|---|
| Auditoriums, churches, and other places of public assembly | 1 space for every 5 seats, plus 1 space for every 150 square feet of meeting room area |
| Community center, municipal building library, or similar use | 1 space for every 300 square feet of gross floor area |
| Child day-care center | 1 space for every 500 square feet of gross floor area, plus 1 space for each adult attendant. This shall be in addition to the parking requirements of the primary use, such as a school or church, if applicable |
| Nursery, primary, and secondary schools | 1 space for each faculty member or other full-time employee, plus 2 spaces for each classroom, and 1 space for every 12 students aged 16 years or older |

Table 16: Retail, Commercial, and Other Business Uses

| Use | Off-Street Parking Requirements |
|---|---|
| Retail store or shop | 1 space for every 200 square feet of gross floor area |
| Furniture or appliance store | 1 space for every 400 square feet of gross floor area |
| Convenience store | 1 space for every 125 square feet of gross floor area |
| Supermarket | 1 space for every 125 square feet of gross floor area |
| Personal service businesses such as barbershops, tailors, shoe repair, etc. | 1 space for every 150 square feet of gross floor area |
| Professional and other office area | 1 space for every 300 square feet of gross floor area |
| Banks, credit unions, and savings-and-loan institutions | 1 space for every 200 square feet of gross floor area |

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| Use | Off-Street Parking Requirements |
|---|--|
| Medical, dental, and veterinary offices and clinics | 1 space for every 100 square feet of waiting room space, plus 1 space for each practitioner |
| Sit-down restaurants | 1 space for every 150 square feet of gross floor area, plus 1 space for every 2 employees on the shift of greatest employment |
| Drive-through restaurants | 1 space for every 75 square feet of gross floor area, plus 1 space for every 2 employees on the shift of greatest employment |
| Bar, tavern | 1 space for every 150 square feet of gross floor area |
| Movie theater or amusement venue | 1 space for every 3 seats, plus 1 space for every employee on the shift of greatest employment |
| Funeral home | 1 space for every 75 square feet of floor area in viewing rooms or parlors, plus 1 space for each official funeral car, and 1 space for every 2 employees exclusive of the resident family members |
| Hotel, motel, inn | 1 space for every guest room, plus 1 space for every 2 full-time employees, plus the required parking for accessory uses such as restaurants and bars |
| Standard car wash | 10 spaces per bay for stacking, plus 4 spaces for standing between the exit of the facility and the street, plus 1 space for each employee on the shift of greatest employment |
| Self-service car wash | 4 spaces per bay for stacking, plus 1 space for standing between the exit of the facility and the street |
| Laundromat, self-service | 1 space for every 2 washing machines |
| Automobile service and repair | 2 spaces, either within or outside the structure, for every 200 square feet of floor or ground area devoted to repair or service facilities and, in addition, such space as is necessary for vehicles purchasing gasoline or being stored. In no case shall the spaces for permitted motor vehicle storage in conjunction with a service station be fewer than 5 |
| Repair or tradesman shop, such as a carpenter, plumber, etc. | 1 space for every 400 square feet of gross floor area |
| Temporary uses, such as sales of Christmas trees, flowers, produce, and other goods | 1 space for every 200 square feet of sales area |

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Table 17: Handicapped Spaces

| Total Parking Spaces | Number of Required Handicapped Spaces |
|----------------------|---------------------------------------|
| 1 to 25 | 1 |
| 26 to 50 | 2 |
| 51+ | 3 |

Table 18: Loading Spaces

| Total Gross Floor Area (square feet) | Number of Loading Spaces Required |
|--------------------------------------|-----------------------------------|
| Up to 15,000 | 1 |
| 15,000 to 50,000 | 2 |
| 50,000 to 100,000 | 3 |
| Each additional 100,000 | 1 |

Special Exceptions

Table 19: Municipal Use in R-1

| Area and Bulk Indicator | Minimum Requirements |
|-------------------------|----------------------|
| Lot area | 10,000 square feet |
| Lot width | 75 feet |
| Front yard | 35 feet |
| Side yards | 30 feet |
| Rear yard | 30 feet |
| Impervious surface | 60%, maximum |
| Landscaping | 40% |
| Height | 40 feet, maximum |

Table 20: Municipal Use in OS

| Area and Bulk Indicator | Minimum Requirements |
|------------------------------|----------------------|
| Lot area | 1 acre |
| Lot width | 100 feet |
| Road setback | 75 feet |
| Setback from other lot lines | 40 feet |
| Distance between buildings | 50 feet |
| Impervious surface | 60%, maximum |
| Landscaping | 40% |
| Height | 50 feet, maximum |

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Table 21: Townhouse Developments in R-2 and R-3

| Area and Bulk Indicator | Minimum Requirements |
|--------------------------------|--|
| Lot area | 2,000 square feet |
| Lot width | 20 feet |
| Front yard | 20 feet |
| Side yard | 25 feet at end of a row where traversed by an access driveway |
| Rear yard | 25 feet |
| Units in row | 6, maximum |
| Distance between buildings | 30 feet |
| Building coverage | 50%, maximum |
| Impervious surface | 70%, maximum |
| Height | 35 feet or 3 stories, or consistent with the prevailing height |

Conditional Uses

Table 22: Church or Other Religious Use

| Area and Bulk Indicator | Minimum Requirements |
|--------------------------------|-----------------------------|
| Lot area | 1/4 acre |
| Front yard | 15 feet |
| Side yards | 15 feet |
| Rear yard | 15 feet |
| Building coverage | 55%, maximum |
| Impervious surface | 75%, maximum |

Table 23: Educational Institution

| Area and Bulk Indicator | Minimum Requirements |
|--------------------------------|---|
| Lot area | 2 acres |
| Lot width | 150 feet |
| Front yard | 50 feet on each side street the lot abuts |
| Side yards | 30 feet |
| Rear yard | 50 feet |
| Building coverage | 40%, maximum |
| Impervious surface | 60%, maximum |
| Height | 50 feet, maximum |

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Table 24: Single-Family Detached Dwellings in Open Space District

| Area and Bulk Indicator | Minimum Requirements |
|--------------------------------|--|
| Lot area | 5,000 square feet |
| Lot width | 50 feet |
| Front yard | 20 feet (infill not less than average setback) |
| Side yards | 20 feet aggregate, 8 feet minimum |
| Rear yard | 25 feet |
| Building coverage | 30%, maximum |
| Impervious surface | 50%, maximum |
| Height | 35 feet or 3 stories, maximum |

Table 25: Firehouse

| Area and Bulk Indicator | Minimum Requirements |
|--------------------------------|-----------------------------|
| Lot area | 1/4 acre |
| Lot width | 75 feet |
| Front yard | 10 feet |
| Each side and rear yard | 15 feet |
| Impervious surface | 80%, maximum |
| Height | 40 feet, maximum |

Table 26: Shopping Center

| Area and Bulk Indicator | Minimum Requirements |
|--------------------------------|-----------------------------------|
| Tract area | 30,000 square feet |
| Tract width | 120 feet |
| Front yard | 10 feet |
| Side yards | 15 feet on each side of the tract |
| Rear yard | 20 feet |
| Distance between buildings | 20 feet |
| Impervious surface | 75%, maximum |
| Height | 3 stories or 40 feet |