

ZONING

213 Attachment 2

Borough of Ridley Park

Area and Bulk Regulations Summary Table

District and Uses	Lot Area (square feet minimum)	Lot Width (min.) (feet)	Front Yard (min.) (feet)	Side Yard (min.) (feet)	Rear Yard (min.) (feet)	Maximum Building Coverage (percentage of lot area)	Maximum Impervious Surface (percentage of lot area)	Height (max.)
Residential Districts								
R-1								
Detached	5,000	50	25	8 (each side)	25	30%	40%	35 feet or 3 stories
R-2								
Detached	4,000	40	25	6 (each side)	20	40%	50%	35 feet or 3 stories
Semidetached	3,600	30	25	10 (1 side)	20	40%	50%	35 feet or 3 stories
R-3								
Detached	4,000	40	25	6 (each side)	20	40%	50%	35 feet or 3 stories
Semidetached	3,000	30	25	10 (1 side)	20	40%	50%	35 feet or 3 stories
Attached	2,000	18	25	10 (each end of row)	20	50%	70%	35 feet or 3 stories
Multifamily	2,000	30	25	20 (each side)	20	70% 1.5 FAR	80%	60 feet or 5 stories

RIDLEY PARK CODE

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Commercial Districts								
C-1	N/A	N/A	N/A	N/A	N/A	80% 1.5 FAR	100%	45 feet or 4 stories
C-2	N/A	50	10	10	10	75% 0.75 FAR	80%	35 feet or 3 stories
Parks and Open Space	43,560	50	50*	50*	50*	25%	30%	35 feet or 3 stories
Industrial	25,000	100	50	20 (each side)	25	40%	60%	35 feet or 3 stories
Medical Campus	20,000	100	25	25	30	40%	60%	60 feet or 5 stories
Interstate Fronting Civic Use	43,560	50	50*	50*	50*	25%	30%	35 feet or 3 stories

NOTES:

* For conditional uses that abut a residential district.