

ZONING

455 Attachment 2

Township of Easttown

Figure 3-2
Dimensional Requirements Table

[Amended 8-19-2013 by Ord. No. 417-13; 6-2-2014 by Ord. No. 622-14; 12-15-2014 by Ord. No. 424-14]

Zoning District	Dimensional Requirements			Minimum Setback and Maximum Height Requirements			
				Principal and Accessory Structures			
	Minimum Lot Size (Net Lot Area*) (square feet)	Minimum Lot Frontage at BSL (feet)	Maximum Impervious Surface** (percent)	Front Yard (from ROW) (feet)	Side Yard (Each) (feet)	Rear Yard (feet)	Maximum Height (feet)
AA	80,000	150	13.5%	75	30	75	Principal building: 35 Accessory building: 20
R-1	43,560	120	18.5%	60	Single-family detached and accessory buildings: 50 aggregate, neither less than 20 All other uses: two side yards, neither less than 40	40	Principal building: 35 Accessory building: 20
R-2	21,000	100	24%	50	Single-family detached and accessory buildings: 35 aggregate, neither less than 12 All other uses: two side yards, neither less than 20	40	Principal building: 35 Accessory building: 20
R-3	14,000	75	33%	30	Single-family detached and accessory buildings: 30 aggregate, neither less than 10 All other uses: two side yards, neither less than 20	30	Principal building: 35 Accessory building: 20
R-4	8,500	50	40%	25	Single-family detached and accessory buildings: 20 aggregate, neither less than 10 All other uses: two side yards, neither less than 12	25	Principal building: 35 Accessory building: 20
R-5	5,000 per dwelling unit	50 Duplex: 70	45%	20 Duplex: 30	Single-family detached and accessory buildings: 10 aggregate, neither less than 5 Duplex: 20 aggregate, neither less than 5 All other uses: two side yards, neither less than 12	20	Principal building: 35 Accessory building: 20
PBO	See Article IV		65%	See Article IV			
Village of Berwyn Districts (VB, VT and VR)	See Article V		65%	See Article V			

NOTES:

* Minimum lot size is based on net lot area.