

ZONING

208 Attachment 2

Township of Tredyffrin

Appendix I: Summary Table Residential District Bulk and Height Regulations for dwellings [Amended 12-2-2013 by Ord. No. HR-399]

Zoning District	Dwelling Type	Minimum						Maximum		
		Lot		Yards (in feet)			Buffer	Building Coverage (percent)	Impervious Coverage (percent)	Building Height (feet)
		Area (acres or SF)	Width at Building Line (feet)	Front	Side/AGG	Rear				
Rural Conservation	SFD	5 AC	300	100	45 / 100	50	N/A	5%	10%	35
R-1/2	SFD	80,000 SF	200	50	25 / 50	40	N/A	10	15	35
R-1	SFD	30,000 SF	100	40	15 / 40	25	N/A	20	30	35
R-2	SFD	18,000 SF	85	35	15 / 40	25	N/A	20	40	35
R-3	SFD	12,000 SF	70	30	15 / 30	25	N/A	20	45	35
F-4 Single (1 bldg per lot)	SFD	10,000 SF/DU	60	25	15 / 30	25	N/A	20	30	35
	SFSD (twin)	6,000 SF/DU	40	25	15	25	N/A	25%	35%	35
	SFA (TH)	12,000 SF/LOT 2,900 SF/DU	20	40	25 at ends of row	40	N/A	25	30	35
	TFD (duplex)	6,000 SF	80	25	15	25	N/A	25	35	40
	TFSD (quad)	4,000 SF/DU	50	25	15	25	N/A	25	35	40
	TFA (duplexes)	12,000 SF/LOT 2,900 SF/DU	30	40	25 at ends of row	40	N/A	25%	30%	40
	MF or AH	12,000 SF/LOT 2,900 SF/DU	100	40	25 / 50	40	N/A	25	50	40
	MH PARK	15 AC/LOT 10,000 SF/DU	60	25	15 / 30	25	N/A	20	30	40

TREDYFFRIN CODE

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		Area (acres or SF)	Width at Building Line (feet)	Front	Side/AGG	Rear				
R-4 Cluster (mult. bldgs)	All in R-4	1AC/LOT 2,900 SF/DU	100	40	25	25	N/A	20	40	
Planned Apartment	SFD	10,000 SF/DU	60	25	15 / 30	25	N/A	20	30	35
	MF or AH	5 AC/LOT (3,500 SF/DU)	200	65	50 / 100	65	35	20	45	35 (55 by CU)

Notes: 1. Please refer to text for complete details.

ABBREVIATIONS

AGG.	Aggregate	SF	Square Feet
AH	Apartment House	SFA	Single-Family Attached
APT	Apartment	SFD	Single-Family Detached
BLDG	Building	SFSD	Single-Family Semi-Detached
CU	Conditional Use	TFD	Two-Family Detached
DU	Dwelling Unit	TFA	Two-Family Attached
MF	Multi-Family	TFSD	Two-Family Semi-Detached
MH	Mobile Home	TH	Townhouse