

Trappe Borough Zoning Ordinance - Appendix 'B' - Dimensional Table

Uses	Lot Area SF/unit, min.	Lot Width ft. @St., min.	Bldg. Area %, max.	Impervious %, max.	Front ft.	Yards (ft., min.)			Height ft., max.
						Side total, each	Rear		
R-1 Low-Density Residential Accessory structures (16)	30,000	125 (1)	15 incl.	65 incl.	60 X	50 (2), 25 " "	50 15	25 (2 stor.) 15	
R-2 Medium-Density Residential Accessory structures (16)	20,000	100	20 incl.	65 incl.	50 X	40, 15 " "	50 10	30 (2.5 stor.) 15	
R-3 High-Density Residential (3) Single-Family Dwelling	10,000	75	"	"	50 35	50 30, 15	50 40		35
2-Family Dwelling	5,000	40	"	"	35	15 (4)	35		35
Single-Family Attached Dwelling	2,000	25 (5)	"	"	25	15 (end units)	30		35 (12)
Accessory structures (16)			incl.	incl.	X	"	10		15
VC Village Commercial District By-Right Uses	10,000	60 (9)			15 (10)	10 (ea.) (11)	20 (11)	30 (2.5 stor.)	
Class 1 CUs (13)			20	35	"	"	"	"	"
Class 2 CUs (14)			20	65	"	"	"	"	"
Residential, B&B, Rooming House	5,000 (8)		30	75	"	"	"	"	"
Mix of nonresidential & residential			50		"	"	"	"	"
Accessory structures (16)			incl.	incl.	X	5	5		15
CC Community Commercial District Accessory structures (16)	10 AC (total)	200	20 incl.	80 incl.	35 X	25 "	25 "	40 (6) 15	
adjacent to resid. or agri. district			20	80	35	50	50	40 (6)	
Accessory structures (16)			incl.	incl.	X	"	"	15	
LI Limited Industrial District Accessory structures (16)	10 AC	200	60 incl.	80 incl.	50 X	30 (ea.) "	40 (7) "	30 (6) 15	
AG Agricultural District (15) Accessory structures (16)	10 AC	200	5 incl.	10 incl.	60 X	50 "	50 "	40 same	

Notes:

- X Not permitted
- 1 or 125' measured @ building line if 75 LF min. width @ street line meets requirements
- 2 Other than single-family homes, neither side yd. < 20'. If bldg. ht. > 25', increase side yad. 2' for each 1' > 25' high
- 3 Max. Density = 6 units/Ac. by-right, 8 units/Ac. if CU.
- 4 one side for twin, each side for a duplex
- 5 25' for dwelling without a garage, 20' minimum for dwelling with garage
- 6 max of 65' with approval of Zoning Hearing Board such that for every 1' in height above max, 1' is added to required yard setback minimums
- 7 minimum 100' from residential district, and 50' minimum from residential parking areas
- 8 5,000 SF for dwelling unit + 2,500 SF per rental room or client/residential room
- 9 measured at building line
- 10 or lesser of front yards of two adjoining lots, whichever is greater
- 11 minimum 25' on a lot within or abutting a residential district, 5' setback for accessory uses
- 12 160' max bldg. length; accessory bldg. 15'/1 story max. ht.
- 13 SFA (twin, duplex), Bank, Club/Lodge, Day Care, Group Home, Hotel, Offices, Personal Srv, Repair Shop (carry-in), Restaurant (excl. fast food), Retail
- 14 Borough Use, Funeral Home, Hospital, Nursing/Personal Care Home, Place of Worship, Residential Institution (Public), School
- 15 Max. Density = 1 unit/10 Ac.
- 16 Accessory structures up to 300 SF in size & without permanent foundations may be within 5' of a side or rear yard