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

Uses	Lot Area SF/unit, min.	Lot Width ft. @ St., min.	Bldg. Area %, max.	Impervious %, max.	Yards (ft., min.) Front	Side total, each	Rear	Height ft., max.	
R-1 Low-Density Residential	30,000	125 (1)	15	65	60	50 (2), 25	50	25 (2 stor.)	(17)
Accessory structures (16)			incl.	incl.	X	" "	15	15	
R-2 Medium-Density Residential	20,000	100	20	65	50	40, 15	50	30 (2.5 stor.)	
Accessory structures (16)			incl.	incl.	X	" "	10	15	
R-3 High-Density Residential (3)			70	80	50	50	50		
Single-Family Dwelling	10,000	75	"	"	35	30, 15	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	10,000	60 (9)			15 (10)	10 (ea.) (11)	20 (11)	30 (2.5 stor.)	
By-Right Uses			20	35	"	"	"	"	
Class 1 CUs (13)			20	65	"	"	"	"	
Class 2 CUs (14)			30	75	"	"	"	"	
Residential, B&B, Rooming House	5,000 (8)				"	"	"	"	
Mix of nonresidential & residential			50		"	"	"	"	
Accessory structures (16)			incl.	incl.	X	5	5	15	
CC Community Commercial District	10 AC (total)	200	20	80	35	25	25	40 (6)	
Accessory structures (16)			incl.	incl.	X	"	"	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	10 AC	200	60	80	50	30 (ea.)	40 (7)	30 (6)	
Accessory structures (16)			incl.	incl.	X	"	"	15	
AG Agricultural District (15)	10 AC	200	5	10	60	50	50	40	
Accessory structures (16)			incl.	incl.	X	"	"	same	
IGO Institutional-Government	10,000	60 (9)	70	80	15 (10)	10 (ea.) (11)	20 (11)	40	
Accessory structures			incl.	incl.	X	5	5	15	

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 Srvc, 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
17	40' bldg. ht. municipal uses