

SCHEDULE II

LOT, YARD, COVERAGE, AND HEIGHT REGULATIONS

REGULATIONS	DISTRICTS					
	R-1	R-2	R-3	R-4	C-1	C-2
Maximum Lot Coverage(a)(d)	20%(h)	20%(h)	20%(h)	30%(h)	50%	50%
Maximum Building Height(a)						
Stories	2-1/2	2-1/2	2-1/2	2-1/2	2-1/2	2-1/2
Feet	35	35	35	35	35	35
Minimum Yard (in Feet)(a) (g)						
Front	50	50	30	30	10	30
Each Side	20	20	10	10	-(b)	15
Rear	40	40	40	40	40	50
Minimum Lot Dimensions(a)(c)						
Width	150	100	80(e)	80	80	100(e)
Depth	300	200	150	100	100	200
Area per dwelling unit	2 Ac.	1 Ac.	20(f)	20(f)	20(f)	1 Ac.

NOTES:

- (a) Minimum yard and lot dimensions and heights shall be as set forth above unless otherwise specified under Articles VII and/or VIII of this ordinance.
- (b) No side yard shall be required for any business use in a C-1 District, except that when such use shall abut any property in an R-District a side yard of twenty-five (25') feet shall be provided.
- (c) Minimum lot areas shown for R-3, R-4 and C-1 Districts apply to lots and uses served by both public central sewer system and public water supply system.
- (d) Includes the roof areas of all principal and accessory buildings plus areas of other impervious surfaces as defined by this Ordinance used for streets, driveways, parking areas, and tennis and other recreational courts (sidewalks, patios, uncovered porches, decks, and play apparatus areas excluded). See §803A for Pervious Pavement Standards.
- (e) Minimum lot width per unit for single- and two-family dwellings. See Article VII for width regulations on other development types.
- (f) - Indicated in square feet. 20 = 20,000 square feet.
- (g) Minimum yards for lots located within the Historic District Overlay Zone shall be determined by the Abington Township Historical Architectural Review Board on an individual-lot basis to ensure harmonious development with the existing historic and architecturally important structures, but in no case shall the yard requirements be greater than the regulations in the underlying zone district.
- (h) Fifty percent (50%) maximum lot coverage for permitted, non-residential uses (special exception uses excluded) in all R-districts unless otherwise specified under Articles VII and/or VIII of this ordinance.

604 CONSERVATION DESIGN DEVELOPMENT — OVERLAY ZONE DISTRICT REGULATIONS

Conservation Design Development is mandatory for all major subdivisions and major land developments involving more than three (3) acres of land in all zoning districts and shall comply with this §604.

a) Purposes and Development Options

1. *Purposes* - In conformance with the Pennsylvania Municipalities Planning Code the purposes of this section, among others, are as follows:
 - A) To conserve open land, including those areas containing unique and sensitive natural features such as woodlands, steep slopes, streams, flood plains and wetlands, by setting them aside from development.
 - B) To provide greater design flexibility and efficiency in the siting of services and infrastructure, including the opportunity to reduce length of roads, utility runs, and the amount of paving required for residential development.
 - C) To reduce erosion and sedimentation by the retention of existing vegetation and the minimization of development on steep slopes.
 - D) To provide for a diversity of lot sizes, building densities, and housing choices to accommodate a variety of age and income groups, and residential preferences, so that the community's population diversity may be maintained.
 - E) To implement adopted municipal policies to conserve a variety of irreplaceable and environmentally sensitive resource lands as set forth in the Township's Comprehensive Plan, including provisions for reasonable incentives to create a greenway system for the benefit of present and future residents.
 - F) To implement adopted land use, transportation, and community policies, as identified in the Township's Comprehensive plan.
 - G) To protect areas of the Township with productive agricultural soils for continued or future agricultural use, by conserving blocks of land large enough to allow for efficient farm operations.
 - H) To create neighborhoods with direct visual access to open land, with amenities in the form of neighborhood open space, and with a strong neighborhood identity.
 - I) To provide for the conservation and maintenance of open land within the Township to achieve the above-mentioned goals and for active or passive recreational use by residents.
 - J) To provide multiple options for landowners in order to minimize impacts on environmental resources (sensitive lands such as wetlands, flood plain, and steep slopes) and disturbance of natural or cultural