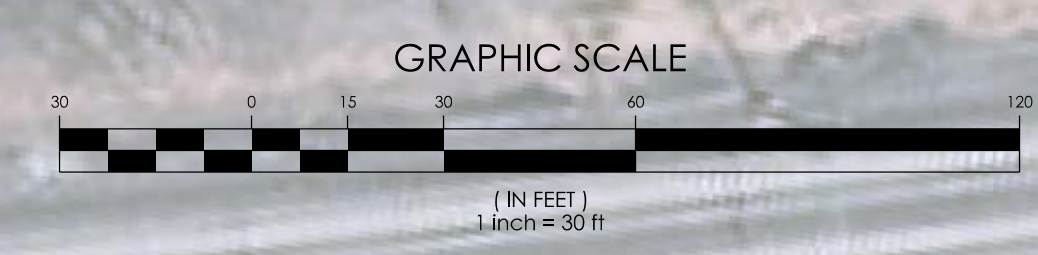


ZONING DATA

R-2 - RESIDENTIAL ZONING DISTRICT

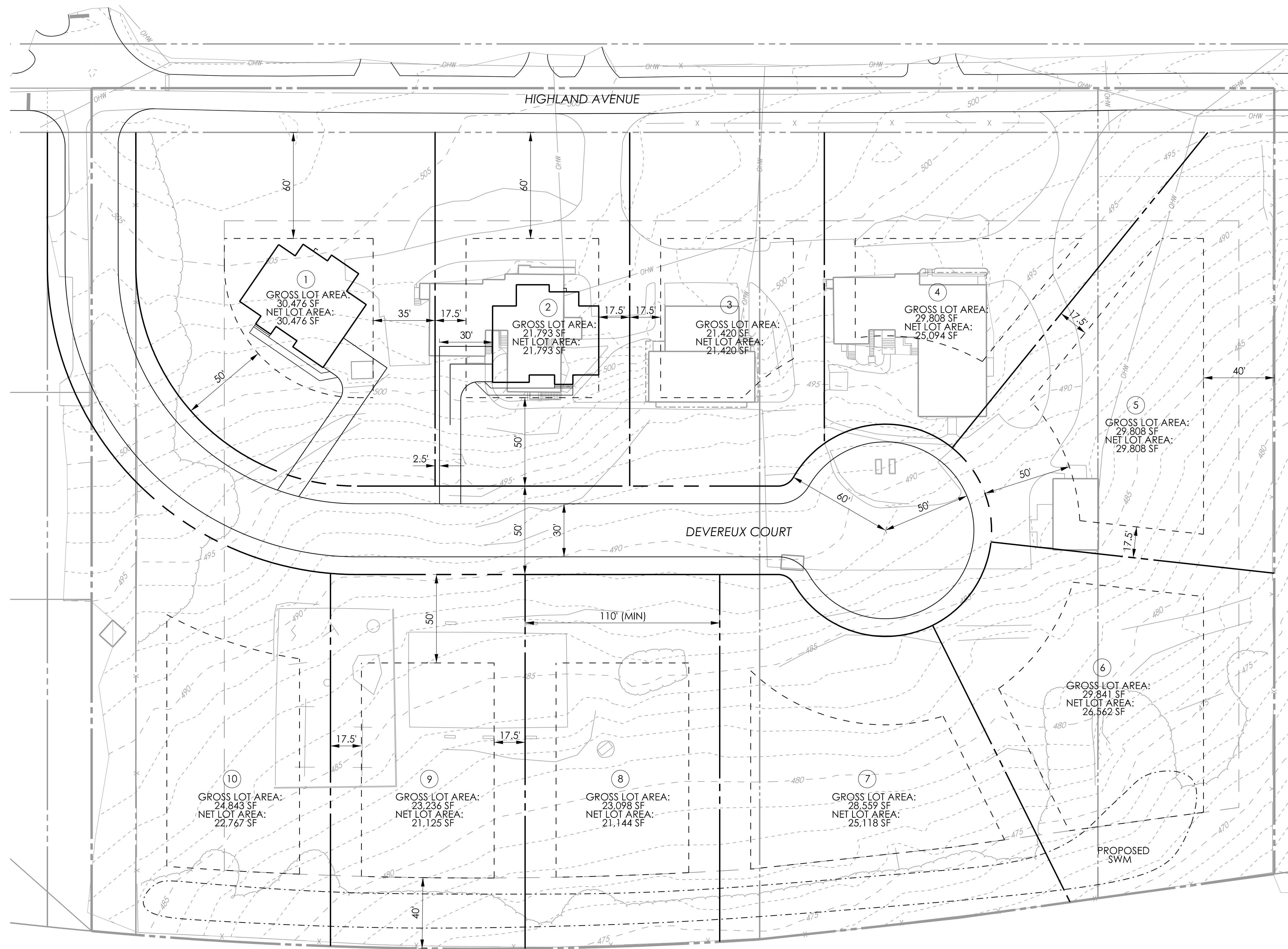
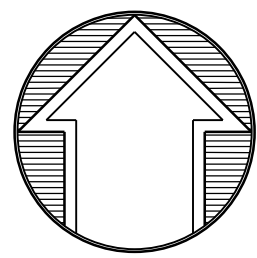
	REQUIRED	PROPOSED
MINIMUM LOT AREA (NET)	21,000 SF	21,000 SF
MINIMUM LOT FRONTAGE AT BSL	100 FEET	110 FEET
MINIMUM IMPERVIOUS COVERAGE	24%	< 24%
MINIMUM FRONT YARD (FROM R.O.W.)	30 FEET	50 FEET
MINIMUM SIDE YARD		
INDIVIDUAL	12 FEET MIN.	17.5 FEET
AGGREGATE	35 FEET	35 FEET
MINIMUM REAR YARD	40 FEET	40 FEET
MAXIMUM HEIGHT		
PRINCIPAL BUILDING	35 FEET	< 35 FEET
ACCESSORY BUILDING	20 FEET	< 20 FEET
MINIMUM REVERSE FRONTAGE	60 FEET	60 FEET
REAR YARD		



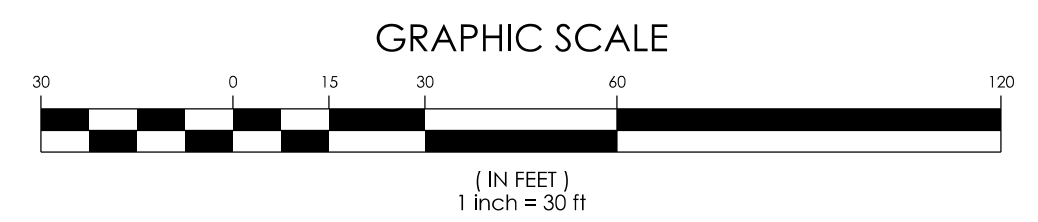
# 228 HIGHLAND AVENUE - R-2 CONCEPT SKETCH

EASTTOWN TOWNSHIP, CHESTER COUNTY, PA  
APRIL 3, 2019





ZONING DATA		
R-2 - RESIDENTIAL ZONING DISTRICT	REQUIRED	PROPOSED
MINIMUM LOT AREA (NET)	21,000 SF	21,000 SF
MINIMUM LOT FRONTAGE AT BSL	100 FEET	110 FEET
MAXIMUM IMPERVIOUS COVERAGE	24%	< 24%
MINIMUM FRONT YARD (FROM R.O.W)	50 FEET	50 FEET
MINIMUM SIDE YARD		
INDIVIDUAL	12 FEET MIN.	17.5 FEET
AGGREGATE	35 FEET	35 FEET
MINIMUM REAR YARD	40 FEET	40 FEET
MAXIMUM HEIGHT		
PRINCIPAL BUILDING	35 FEET	< 35 FEET
ACCESSORY BUILDING	20 FEET	< 20 FEET
MINIMUM REVERSE FRONTAGE		
REAR YARD	60 FEET	60 FEET



# 228 HIGHLAND AVENUE - R-2 CONCEPT SKETCH

EASTTOWN TOWNSHIP, CHESTER COUNTY, PA  
APRIL 3, 2019

