

ZONING DISTRICTS SUMMARY

Zoning District	Lot Area (sq. ft.)	Frontage (ft.)	Lot Area (sq. ft.)	Building Coverage (sq. ft.)	Total Frontage (ft.)	Front Yard Setback (ft.)	Side Yard Setback (ft.)	Street Frontage (ft.)	Fronting Building Height (ft.)	Building Height (ft.)
R-1	5,000 s.t. (Single-family detached dwelling) 10,000 s.t. (Other uses)	20 feet	50 feet	30% of lot	50 ft of lot	20 feet	2 @ 20 feet	8 feet (minimum) 10 feet (maximum)	25 feet	35 feet
R-2	3,000 s.t. (Detached dwelling) 6,000 s.t. (Other uses)	20 feet	20 feet	30% of lot	50 ft of lot	20 feet	1 @ 1/2 feet (Single & two story) 1 @ 1/2 feet (Single & two story) 2 @ 20 feet (Detached dwelling)	8 feet 12 feet 12 feet	25 feet	35 feet
R-3	1,500 s.t. (Single family attached & multi-family or apartment units) or other uses (other than R-2)	20 feet	20 feet	50% of lot	70 ft of lot	20 feet	1 @ 10 feet (Detached dwelling) 1 @ 10 feet (Detached dwelling) 2 @ 20 feet (Detached dwelling)	10 feet 10 feet 10 feet	25 feet	35 feet
RCD	41,500 s.t.	50 feet	---	---	---	35 feet	---	30 feet	30 feet	35 feet
C-1	6,000 s.t.	50 feet	---	---	---	40 ft	---	20 feet	35 feet	---
C-2	1,500 s.t.	50 feet	---	---	---	40 ft	---	10 feet	35 feet	---
1	25,000 s.t.	50 feet	---	---	---	50 ft	---	20 feet	35 feet	---

NOTE: 1. FOR DESCRIPTION OF THE ONE HUNDRED THIRTY-FIVE FOOT (135') C-1 COMMERCIAL DISTRICT ALONG BALTIMORE AVENUE AND SPRINGFIELD AVENUE, CONSULT APPENDIX 'X' OF THE CLIFTON HEIGHTS BOROUGH ZONING ORDINANCE.
2. RCD CLUSTER DISTRICT (OVERLAY R-1, R-2, R-3, AND RCD DISTRICTS) SPECIAL EXCEPTION AS AN OPTION IN THE R-1 AND R-2 RESIDENTIAL DISTRICTS AND THE RCD CONSERVATION DISTRICT.

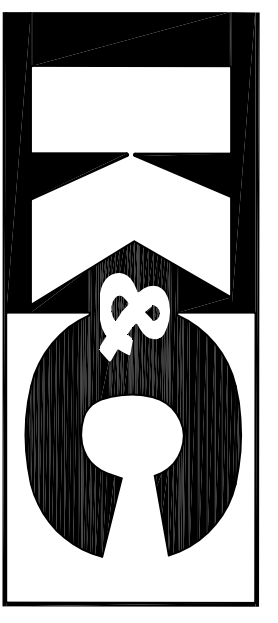
NOTE: THE PURPOSE OF THIS MAP IS FOR GENERAL REFERENCE ONLY. ALL INFORMATION PROVIDED SHALL BE CONSIDERED APPROXIMATE IN NATURE. IT IS THE USER'S RESPONSIBILITY TO VERIFY ALL INFORMATION, ANY ERRORS, OMISSIONS OR DISCREPANCIES ARE TO BE REPORTED TO KELLY & CLOSE ENGINEERS.

ZONING MAP

CLIFTON HEIGHTS BOROUGH

Delaware County
Pennsylvania

MARCH, 2008



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