

2 Plot Plan - New Z001 1" = 20'-0"

ZONING (AS PER ABINGTON TOWNSHIP ZONING CODE 2017)

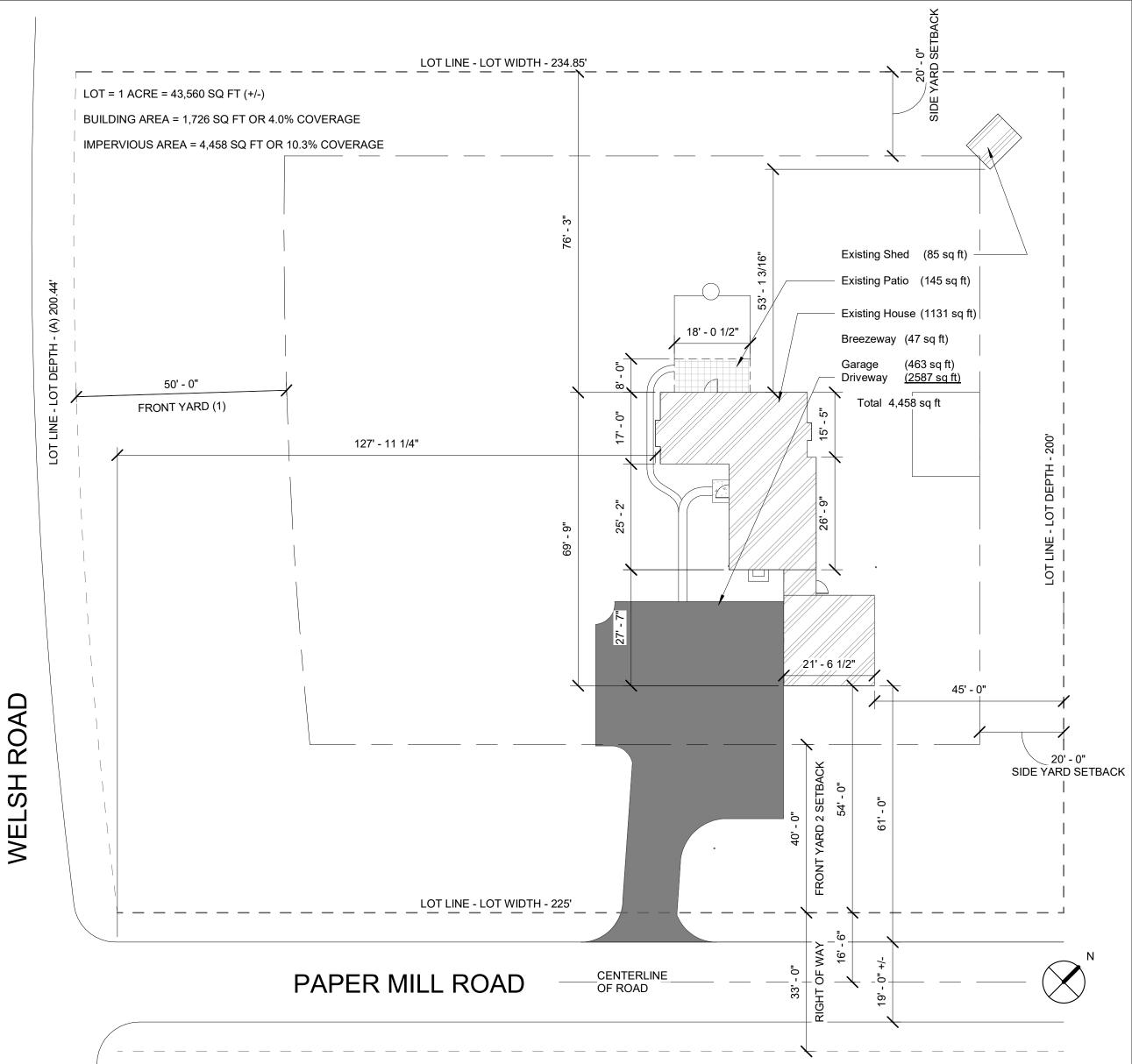
ZONING DISTRICT R1 Low Density Residential

- A. Refer to table for confirmation of Zoning requirements as listed in 2017 ordinance.
 B. Application for Zoning Board is due to the Special Exception allowing for an ADU (additional dwelling unit).
 C. Lot is existing to remain and no new values are presented.
 D. As a corner lot, site has (2) front yards and (2) side yards.
 E. No items have been highlighted for requested relief as the project is seeking a special exception and not a variance.

- and not a variance.

ZONING DISTRICT REQUIREMENTS - R1

ZONING DISTRICT REQUIREMENTS - RT									
MINIMUM LOT DIMENSIONS									
	LOT AREA			LOT WIDTH			LOT DEPTH		
ALL USES, EXCEPT E-10 & E-12	REQ'D	EXIST	NEW	REQ'D	EXIST	NEW	REQ'D	EXIST	NEW
	1 ACRE	1 ACRE	-	200'	225'	-	100'	200'	-
MINIMUM YARD DIMENSIONS									
	FRONT (1)			FRONT (2)			SIDE (2)		
ALL USES, EXCEPT E-10 & E-12	REQ'D	EXIST	NEW	REQ'D	EXIST	NEW	REQ'D	EXIST	NEW
	50'	127'	117'	40'	54'	48'	20'	45'/76'	52'/76'
COVERAGE									
	MAX. BUILDING			MAX. IMPERVIOUS			MIN. GREEN		
ALL USES, EXCEPT E-10 & E-12	REQ'D	EXIST	NEW	REQ'D	EXIST	NEW	REQ'D	EXIST	NEW
	20%	4%	6%	25%	10.3%	10.2%	75%	89.7%	89.8%
BUILDING									
	MAX. HEIGHT			MAX. LENGTH			MIN. BUILDING SEPARATION		
ALL USES, EXCEPT E-10 & E-12	REQ'D	EXIST	NEW	REQ'D	EXIST	NEW	REQ'D	EXIST	NEW
	35'	23'-6"	23'-6"	150'	69'-9"	75'-3"	40'	53'	53'



1 Plot Plan - Existing Z001 1" = 20'-0"

PROJECT SITE 1908 PAPER MILL ROAD HUNTINGDON VALLEY, PA 19006

CORNER OF 63 OR WELSH ROAD AND PAPER MILL ROAD



3 Location Plan Z001 **1" = 500'-0**"

No.	Description	Date				
Hollenbeck Addition						
1908 Paper Mill Rd						
Zoning Plans & Notes						
	0					
Project	number					
Date	October	12, 2020				
Drawn	by	NEH				
Check	ed by	KJH				
Z001						

Scale