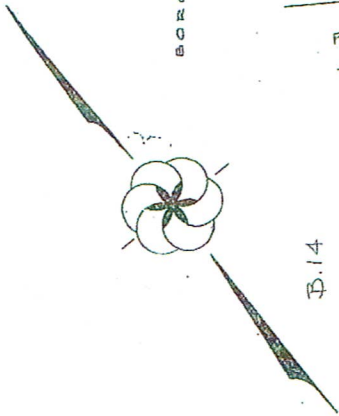


SPRINGHOUSE

SUMNEYTOWN TRPK. RD.

I. J. GEORGE



B.14

PENNSYLVANIA AVE.

FAIRVIEW AVE.

HIGHLAND AVE.

PROSPECT

FARMERS CHURCH ROAD

14

13

11

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17

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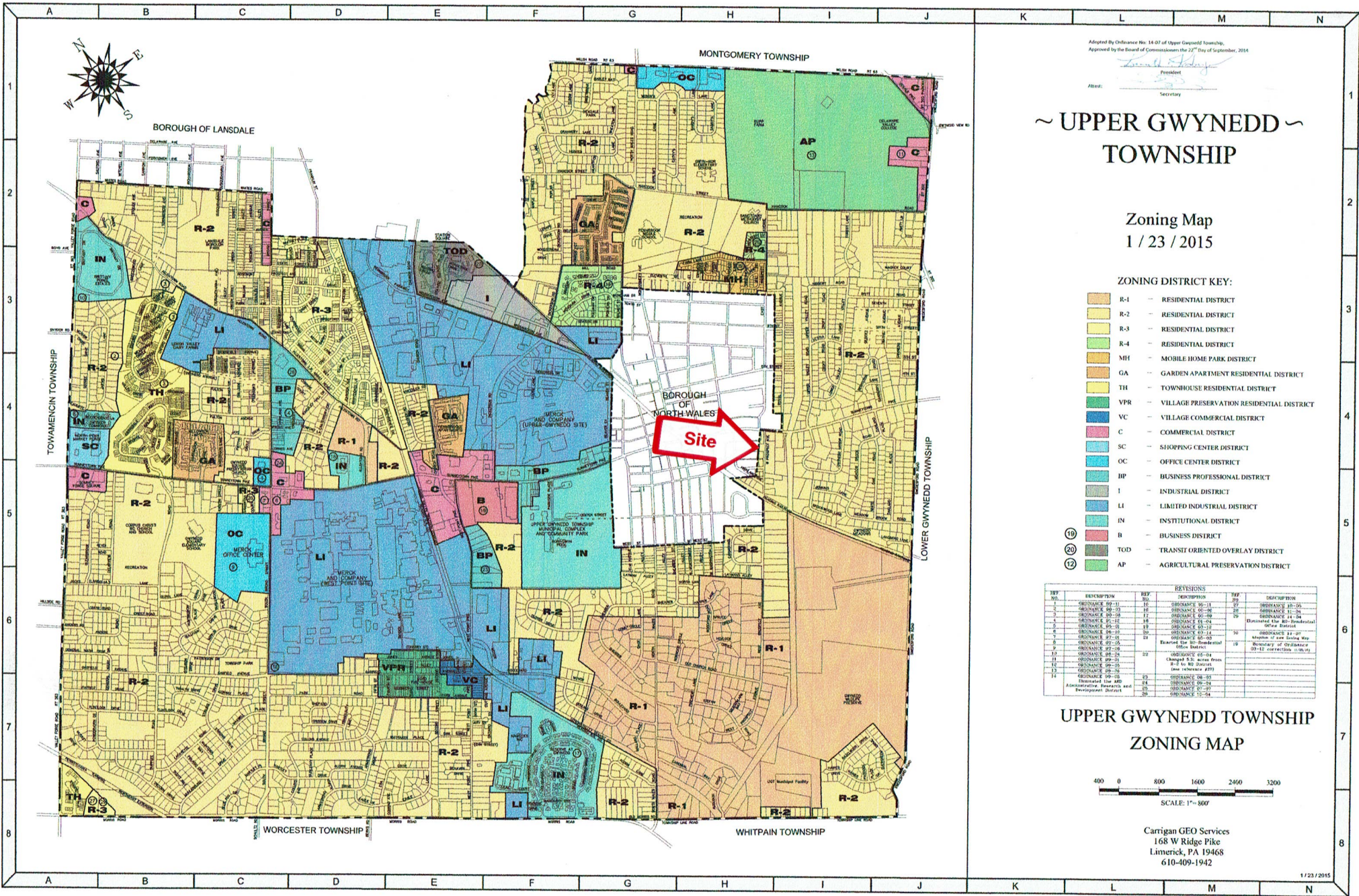
20

UPPER GWYNEDD TOWNSHIP

BLOCK No. 36

SCALE 1" = 60'

Plan Ref. D.B. 665 P.300 Boundary Decd. - D.P. 277 P.157



Adopted by Ordinance No. 14-07 of Upper Gwynedd Township,
 Approved by the Board of Commissioners the 22nd Day of September, 2014

[Signature]
 President

 Secretary

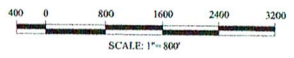
~ UPPER GWYNEDD ~ TOWNSHIP

Zoning Map
 1 / 23 / 2015

- ZONING DISTRICT KEY:**
- R-1 -- RESIDENTIAL DISTRICT
 - R-2 -- RESIDENTIAL DISTRICT
 - R-3 -- RESIDENTIAL DISTRICT
 - R-4 -- RESIDENTIAL DISTRICT
 - MH -- MOBILE HOME PARK DISTRICT
 - GA -- GARDEN APARTMENT RESIDENTIAL DISTRICT
 - TH -- TOWNHOUSE RESIDENTIAL DISTRICT
 - VPR -- VILLAGE PRESERVATION RESIDENTIAL DISTRICT
 - VC -- VILLAGE COMMERCIAL DISTRICT
 - C -- COMMERCIAL DISTRICT
 - SC -- SHOPPING CENTER DISTRICT
 - OC -- OFFICE CENTER DISTRICT
 - BP -- BUSINESS PROFESSIONAL DISTRICT
 - I -- INDUSTRIAL DISTRICT
 - LI -- LIMITED INDUSTRIAL DISTRICT
 - IN -- INSTITUTIONAL DISTRICT
 - B -- BUSINESS DISTRICT
 - TOD -- TRANSIT ORIENTED OVERLAY DISTRICT
 - AP -- AGRICULTURAL PRESERVATION DISTRICT

REV. NO.	DESCRIPTION	REV.	DESCRIPTION	REV.	DESCRIPTION
1	ORDINANCE 00-21	10	ORDINANCE 00-11	07	ORDINANCE 00-25
2	ORDINANCE 00-23	10	ORDINANCE 00-06	08	ORDINANCE 11-26
3	ORDINANCE 00-28	12	ORDINANCE 00-09	09	ORDINANCE 14-28
4	ORDINANCE 01-12	18	ORDINANCE 01-04	10	Estimated the R1 Residential Office District
5	ORDINANCE 01-21	18	ORDINANCE 02-12	10	ORDINANCE 11-02
6	ORDINANCE 01-16	04	ORDINANCE 03-14	10	ORDINANCE 11-02
7	ORDINANCE 02-05	04	ORDINANCE 03-09	10	amendment of new zoning map
8	ORDINANCE 02-05	04	ORDINANCE 03-09	10	amendment of new zoning map
9	ORDINANCE 02-05	04	ORDINANCE 03-09	10	amendment of new zoning map
10	ORDINANCE 02-05	04	ORDINANCE 03-09	10	amendment of new zoning map
11	ORDINANCE 02-05	04	ORDINANCE 03-09	10	amendment of new zoning map
12	ORDINANCE 02-05	04	ORDINANCE 03-09	10	amendment of new zoning map
13	ORDINANCE 02-05	04	ORDINANCE 03-09	10	amendment of new zoning map
14	ORDINANCE 02-05	04	ORDINANCE 03-09	10	amendment of new zoning map
15	ORDINANCE 02-05	04	ORDINANCE 03-09	10	amendment of new zoning map
16	ORDINANCE 02-05	04	ORDINANCE 03-09	10	amendment of new zoning map
17	ORDINANCE 02-05	04	ORDINANCE 03-09	10	amendment of new zoning map
18	ORDINANCE 02-05	04	ORDINANCE 03-09	10	amendment of new zoning map
19	ORDINANCE 02-05	04	ORDINANCE 03-09	10	amendment of new zoning map
20	ORDINANCE 02-05	04	ORDINANCE 03-09	10	amendment of new zoning map

UPPER GWYNEDD TOWNSHIP ZONING MAP



Carrigan GEO Services
 168 W Ridge Pike
 Limerick, PA 19468
 610-409-1942

§ 195-12 R-2 Residential District.

In an R-2 Residential District, the following regulations shall apply.

A. Use regulations. A building may be erected or used and a lot may be used or occupied for any of the following purposes and no other:

(1) Single-family detached dwelling.^[1]

[1] *Editor's Note: Former Subsection A(2), regarding municipal use or municipal recreational use, which subsection immediately followed this subsection, was repealed 5-27-2003 by Ord. No. 2003-7. This ordinance also provided for the redesignation of Subsection A(3) and (4) as Subsection A(2) and (3), respectively.*

(2) Raising and harvesting of crops, provided that said use shall not exceed an area of 6,000 square feet on any lot.
[Amended 11-24-2008 by Ord. No. 2008-13]

(3) The following uses shall be permitted when authorized as a special exception. Such uses shall be subject to the area requirements set forth below as well as the additional requirements specified. Exceptions to side and rear yards as provided in § 195-12B(6) shall not be permitted in this use group.

(a) Educational, religious or philanthropic use, excluding a correctional or penal institution, provided that the minimum lot area shall be four acres and the proposal shall conform to § 195-26C, D and E.

(b) Golf course and clubhouse, excluding driving range and miniature golf, provided that the minimum lot area shall be 50 acres.

B. Area and yard regulations.

(1) Lot area and width. A lot area of not less than 21,780 square feet and a lot width of not less than 120 feet at the building line or at the point of the proposed building closest to the street and extending the full depth of the building shall be provided for every building or dwelling hereafter erected or used for any purpose permitted in this district.

(2) Building area. Not more than 20% of the area of each lot may be occupied by buildings.

(3) Front yard. There shall be a front yard on each street on which the lot abuts, the depth of which shall be at least 50 feet.

(4) Side yard. There shall be two side yards, one on each side of the principal building, neither of which shall be less than 25 feet in width.

(5) Rear yard. There shall be a rear yard, the depth of which shall be at least 50 feet.

(6) Exceptions to side and rear yards. An accessory building or structure constructed separately from the principal building may be erected within the side and rear yards herein established, except in a yard which abuts a street, provided that it shall be constructed no nearer than six feet to the rear property line and no nearer than six feet to a side property line and shall be located to the rear of the front wall line of the principal building.

~~§ 195-13 R-3 Residential District.~~

~~In an R-3 Residential District, the following regulations shall apply.~~

~~A. Purpose. In addition to the purposes set forth in § 195-1 of this chapter, the purpose of this section is to establish reasonable standards for an R-3 Residential District, with respect to the types of residential buildings and the areas and dimensions of yards and open spaces, and to provide a residential zone for an orderly transition and development of land between that land already developed residentially with a density of more than six dwelling units per acre averaged over a ten-acre site and that land zoned R-2 Residential.~~

~~B. Use regulations. Buildings may be erected or used and a lot may be used or occupied for the following purposes and no other provided that the requirements of this and any other pertinent sections are met:~~

~~(1) Single-family detached dwelling.~~

~~(2) Single-family semidetached dwelling (twin).~~

~~(3) Single-family attached dwelling (quadraplex or triplex).~~

~~(4) Single-family townhouse.~~

~~(5) Two-family detached dwelling (over and under duplex).~~