

National Flood Hazard Layer FIRMette



40°0'26.30"N

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

Legend

SPECIAL FLOOD HAZARD AREAS

- Without Base Flood Elevation (BFE) Zone A, V, A99
- With BFE or Depth
- Regulatory Floodway Zone AE, AO, AH, VE, AF

OTHER AREAS OF FLOOD HAZARD

- 0.2% Annual Chance Flood Hazard, Area of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone J
- Future Conditions 1% Annual Chance Flood Hazard Zone X
- Area with Reduced Flood Risk due to Levee. See Notes, Zone X
- Area with Flood Risk due to Levee Zone D

OTHER AREAS

- NO SCREEN Zone X
- Effective LOMRs Zone
- Area of Minimal Flood Hazard Zone X
- Area of Undetermined Flood Hazard Zone

GENERAL STRUCTURES

- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

OTHER FEATURES

- Cross Sections with 1% Annual Chance Water Surface Elevation
- Coastal Transect
- Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

MAP PANELS

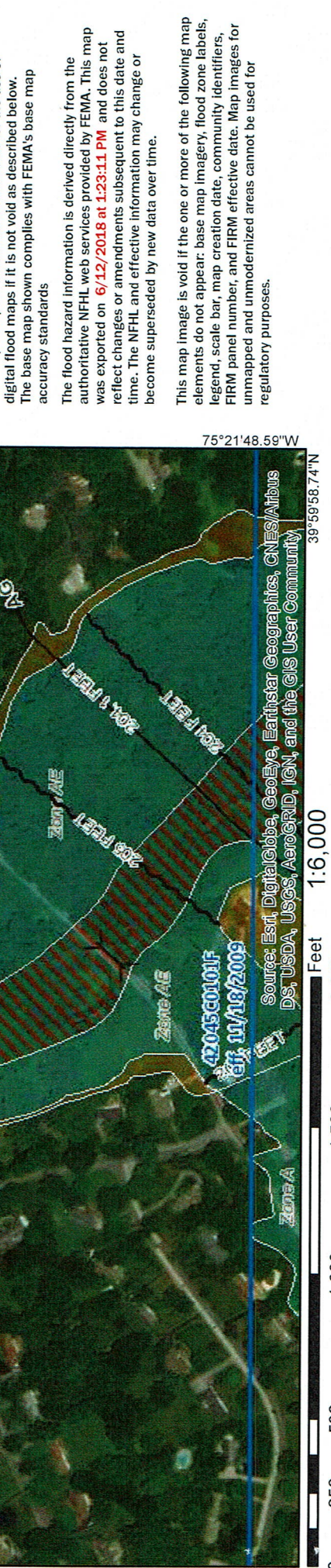
- Digital Data Available
- No Digital Data Available
- Unmapped

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75°21'48.59"W



Township of Radnor, PA
Tuesday, June 12, 2018

Chapter 280. Zoning

Article IV. R-1 Residence District

§ 280-13. Application of regulations.

In R-1 Residence Districts, the regulations contained in this article shall apply.

§ 280-14. Use regulations.

[Amended 12-8-1980 by Ord. No. 80-30; 6-8-1987 by Ord. No. 87-17; 5-14-1990 by Ord. No. 90-21]

A building may be erected or used and a lot may be used or occupied for any of the following purposes:

- A. Single-family detached dwelling.
- B. The following uses, when authorized as a special exception by the Zoning Hearing Board, subject to the general standards prescribed in § 280-145:
 - (1) Conversion of a dwelling to two-family or multifamily use, subject to the provisions of § 280-108.
 - (2) Student home, subject to the general standards and provisions of § 280-115.2.
[Added 3-14-2011 by Ord. No. 2011-10]
- C. The following uses, only when authorized as a conditional use by the Board of Commissioners pursuant to the requirements of Article XXIII, Conditional Uses:
 - (1) Density modification development, in accordance with the requirements of Article XIX, Density Modification Development.
- D. Accessory use on the same lot with and customarily incidental to any of the foregoing permitted uses. Each permitted use shall comply with the provisions of § 280-103 relating to off-street parking. The term "accessory use" shall not include a business but may include:
[Amended 10-26-1998 by Ord. No. 98-09; 5-20-2002 by Ord. No. 2002-17]
 - (1) Private parking or garage space and private home swimming pool or tennis court.
 - (2) Home occupations, subject to the provisions of Article XX, § 280-115.1.
 - (3) Agricultural use as follows:
 - (a) Private garden.
 - (b) On a lot five acres or larger in size, agricultural use as permitted in § 280-9C.
 - (4) Signs, as permitted in Article XXI, Signs.

§ 280-15. Area regulations.

- A. Lot area and width. Every lot shall have a lot area of not less than one acre, and such lot shall be not less than 120 feet in width at the building line.
- B. Building area. Not more than 15% of the area of each lot may be occupied by buildings.
- C. Front yard. There shall be a front yard on each street on which a lot abuts, which shall be not less than 60 feet in depth.
- D. Side yards.
 - (1) For every single-family detached dwelling, there shall be two side yards, which shall be not less than 60 feet in aggregate width and neither of which shall be less than 25 feet in width.
 - (2) For every building other than a dwelling and its accessory buildings, there shall be two side yards, neither of which shall be less than 40 feet in width.
- E. Rear yard. For every principal building, there shall be a rear yard on each lot, which shall be not less than 40 feet in depth.
- F. Maximum impervious surfaces: 22%.
[Added 11-22-1999 by Ord. No. 99-37; amended 7-17-2000 by Ord. No. 2000-19]
- G. Riparian buffer setback: 35 feet.
[Added 12-8-2003 by Ord. No. 2003-22]

§ 280-16. Height restrictions.

No building or structure shall exceed three stories or 35 feet in height, except that no accessory building, other than a farm building, shall exceed 20 feet in height.

§ 280-17. Accessory structures.

Accessory structures to a use permitted herein shall be located as designated hereunder:

- A. Attached to a principal building, in which case they shall be part of the principal building.
- B. On the buildable area of a lot but not attached to the principal building, in which case they shall be separated from the principal building by at least 10 feet.
- C. In the rear yard and side yard of a lot, in which case they shall not be located closer than 10 feet from a side or rear property line.
- D. Air-conditioning units shall in all cases be at least 15 feet from any property line.