



ZONING DATA TABLE

SECTION 1201.2: AGE QUALIFIED RESIDENTIAL DEVELOPMENT AREA AND DENSITY REGULATIONS CLASSIFICATION
MINIMUM GROSS TRACT: PROPOSED 49.9ACRES MINIMUM LIVING AREA PER UNIT: >900 SQ.FT. 900 SQ.FT. MINIMUM DISTANCE BETWEEN STRUCTURES: BETWEEN FACING FRONTS: BETWEEN FACING FRONT WALLS AND REAR WALLS OR SIDE WALLS, BETWEEN REAR WALLS AND ALL OTHERS: BETWEEN SIDE WALLS, EXCEPT FOR THE COMMON WALL BETWEEN SEMI-DETACHED DWELLINGS AND TOWNHOUSES: MINIMUM FRONT YARD: 25 FT. MAXIMUM BUILDING COVERAGE: 20% MINIMUM OPEN SPACES: 30% MAXIMUM SINGLE-FAMILY DENSITY: 5 DU / 1 ACRE <5 DU / 1 ACRE DIMENSIONAL STANDARDS FOR LOTS, SINGLE-FAMILY DWELLING UNITS MINIMUM LOT SIZE: 4,500 SQ. FT. MINIMUM LOT WIDTH: 70 FT. MINIMUM YARDS: 10 FT. EACH 10 FT. EACH PARKING REQUIREMENTS: REQUIRED
312 SPACES / 156 UNITS 1. A MINIMUM OF TWO OFF-STREET PARKING SPACES A MINIMUM OF 10'x20" SHALL BE REQUIRED FOR EACH DWELLING UNIT. EACH INDOOR GARAGE PARKING SPACE MAY BE COUNTED TOWARD THE PARKING CAPACITY AS ONE PARKING SPACE. DRIVEWAYS MAY NOT BE COUNTED TOWARD THE PARKING CAPACITY, EXCEPT AS FOLLOWS: SINGLE LANE DRIVEWAY AND NO INDOOR GARAGE = 1 SPACE DOUBLE LANE DRIVEWAY AND ONE INDOOR GARAGE = 1 SPACE DOUBLE LANE DRIVEWAY AND NO INDOOR GARAGE = 2 SPACES 2. Guest/Overflow parking Spaces Shall be provided by the applicant 80 overflow Spaces 80 Spaces AT THE RATE OF 0.5 SPACES PER DWELLING UNIT LOCATED ALONG STREETS DESIGNATED FOR NO ON-STREET PARKING AND SHALL BE DISTRIBUTED CONVENIENTLY AND EQUITABLY AMONG THE DWELLING UNITS. THESE

LOT AREA BREAKDOWNS

GOLF COURSE #1 = 98,261 SF (2.3 ACRES)
GOLF COURSE #2 = 456,552 SF (10.5 ACRES)
GOLF COURSE #3 = 167,363 SF (3.8 ACRES)
GOLF COURSE #4 = 406,470 SF (9.3 ACRES)
TOTAL GOLF COURSE AREA = 1,128,646 SF (25.9 ACRE)
BRUBACHER #5 = 1,066,828 SF (24.5 ACRES)

PARKING AREAS SHALL BE LOCATED AT LEAST 20' FROM ANY RESIDENTIAL

GOLDEN OAKS: AGE QUALIFIED RESIDENTIAL TWIN SKETCH PLAN - 156 UNITS

RUSCOMBMANOR TOWNSHIP, BERKS COUNTY, PA NOVEMBER 2, 2018



