

# The Borough of Lansdale

## RESIDENTIAL DESIGN REVIEW MANUAL



January 19, 2010



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# Introduction

This manual is intended to help home owners and builders understand the criteria for design review established by Article XLI Traditional Residential Infill Development Standards. The overall goal of the design review process is to make sure that major renovations and new construction in Lansdale's residential neighborhoods respects dominant patterns of neighborhood character. The ultimate decider of any question concerning the worthiness of one design as opposed to another will be written not in the Code or this manual, but in the unique pattern found on the block on which the new house or major renovation is proposed. The criteria explained herein is the vocabulary established by the Borough to facilitate better residential design.

In some cases, the design review manual digresses to explain various points of historic architecture, many fine examples of which can be found throughout the Borough. It should be stressed, though, that this is not a historic preservation ordinance, nor does this manual advocate or discriminate between the various styles that were in fashion over Lansdale's history. One of the great charms of an older community like Lansdale is the collection of eclectic styles that testify to individual taste, cultural practices, time, and craftsmanship. It is in the spirit of these ideas that these regulations were conceived, so that owners and builders alike will abide by an overriding sense of place, permanence, and value when undertaking their craft.



## Who Needs to Apply?

Homeowners and residential developers proposing new homes or major renovations to the front façade of an existing home and whose properties are located in the Residential A, B, or C Districts need to complete a design review application pursuant to the standards of Article \_\_\_\_ Traditional Residential Infill Development Standards prior to obtaining a building permit or land development approval, whichever applies.

### I am building an addition or renovating a home, do I need to apply?

The Design Review Board and the standards in the Code are concerned with preserving the *public* appearance of the neighborhood. Therefore, only those additions or renovations that can be seen *from the street* would require a design review application. Changes to the rear of buildings and additions that do not alter the front facade of buildings do not need to be reviewed by the Design Review Board.

### The work I am doing is visible from the street, but is it a “Major Renovation”?

The Design Review Board is only concerned with major changes to the front facades of buildings. Some good questions to ask yourself are: Are you changing the angle or shape of all or part of the roof? Are you building a second story addition visible from the street? Are you enclosing a porch? Are you replacing the siding on your house with some other type of material? Are you rearranging windows and walls that face the street? If you answered yes to any of the previous questions, chances are that you will need to submit an application.

Although they can seem like major projects; replacing existing windows or doors, repainting your home, replacing a roof, repointing masonry, or replacing the porch floor are all examples of regular maintenance. If your task falls into this category, you probably don't need to involve the Design Review Board.

If there is any question which category your project falls into, please contact the Borough Code Enforcement Officer about what you intend to do. A quick discussion about your project with a photo of your home is all that is needed to determine whether your project needs to be reviewed.

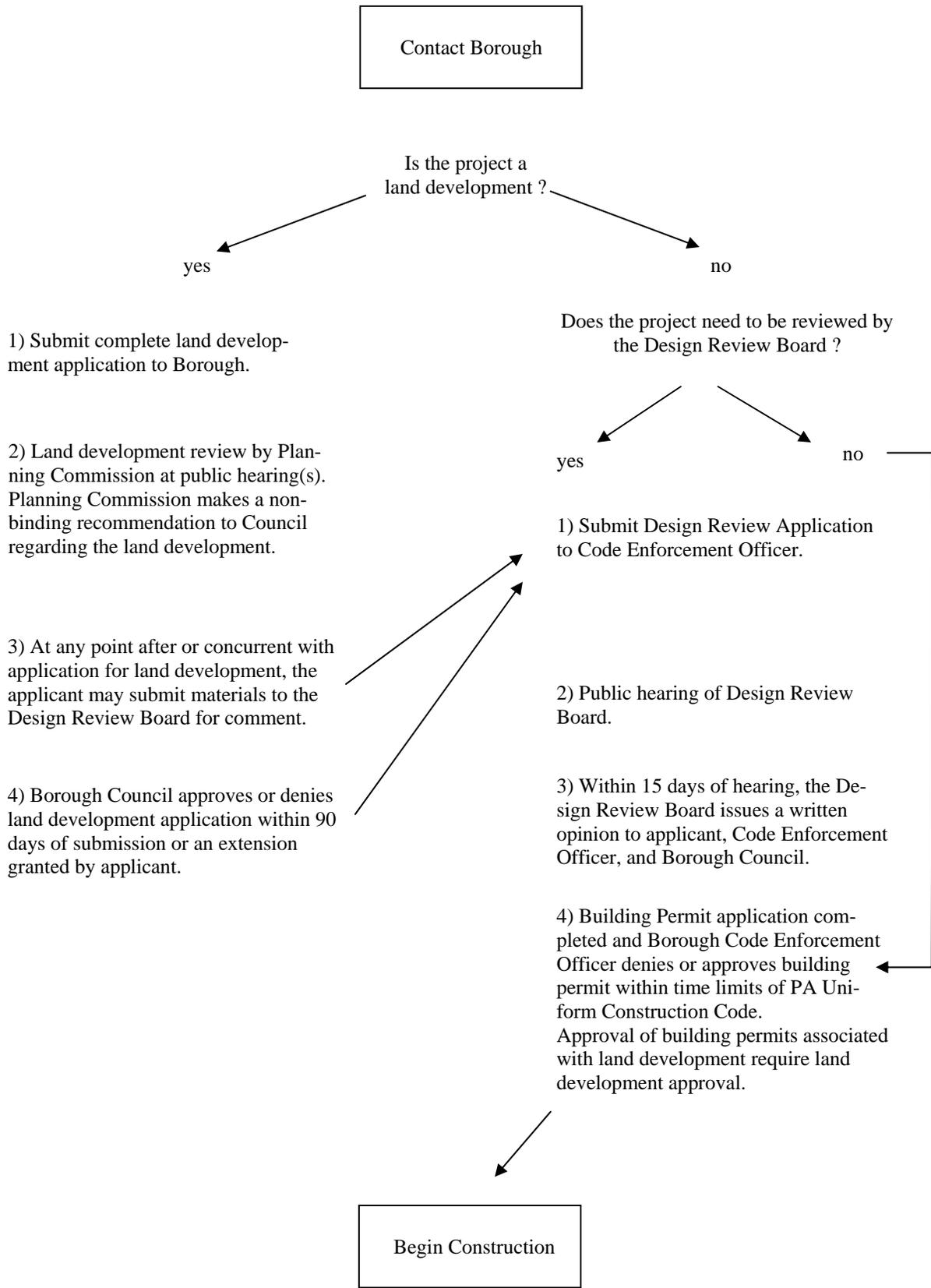
### How do I apply and what happens next?

Contact the Code Enforcement Officer and he or she will instruct you how to complete an application including the items

required by the Code. Once a completed application has been submitted, the Code Enforcement Officer will schedule a public meeting of the Design Review Board where any design related issues shall be discussed. After the meeting, the Design Review Board will draft a letter of recommendations to be sent to the applicant, Borough Council, and Code Enforcement Officer. Completion of the review letter is one of the conditions of building permit issuance and or land development approval. The hearing and recommendations are intended to occur in a timely manner, as indicated in the Code.

### What does the recommendation mean?

The Design Review Board will issue a written recommendation that the Code Enforcement Officer or Borough Council, as appropriate, will use, along with other conditions of your project, to determine whether or not your plans receive approval. The content of the recommendation will detail any changes that need to be made in order to satisfy the standards of the Code. Like the Planning Commission, the Design Review Board's comments are advisory. As with any other project, the authority to approve or deny applications resides with (in the case of building permits) the Code Enforcement Officer and (with land development plans) Borough Council.

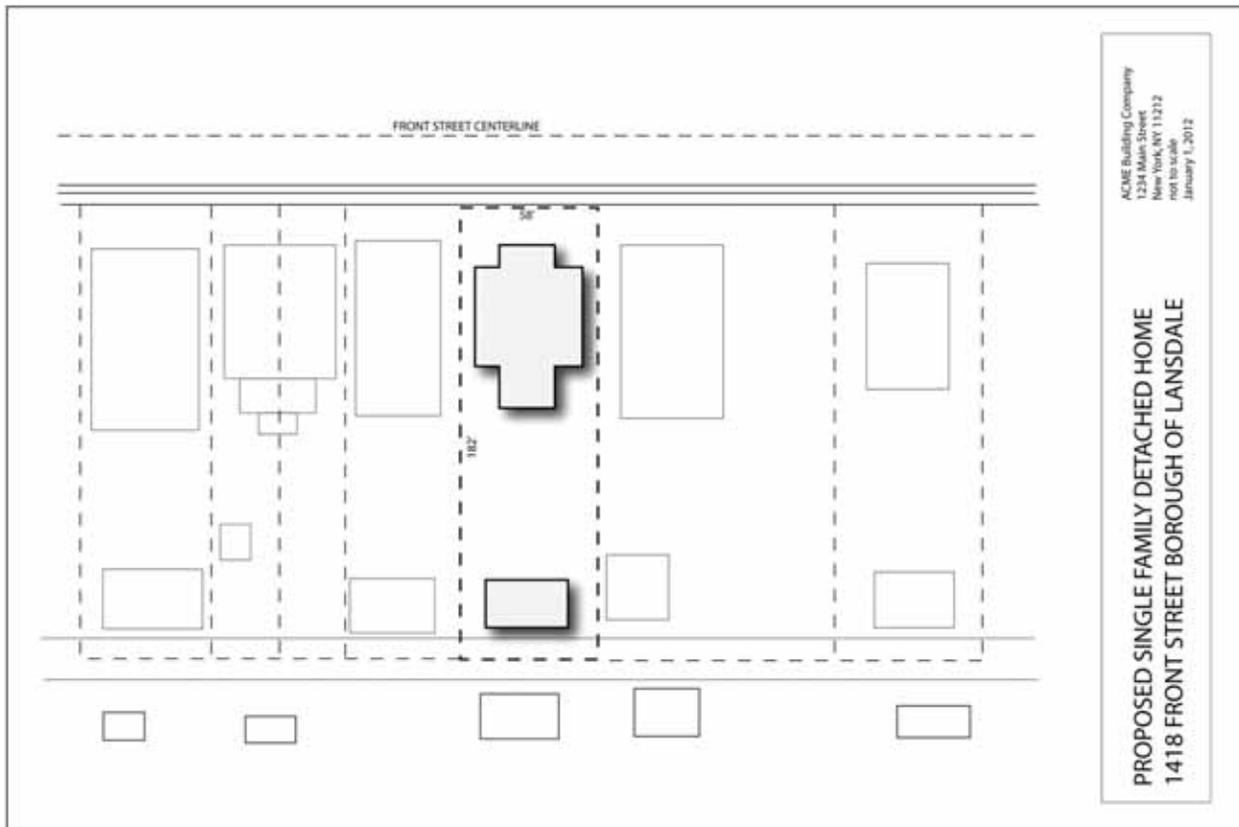


# Standards for Submittal, Process, and Recommendation

## Standards for submittal

In order to complete an application the following (4) materials need to be submitted to the Code Enforcement Officer.

1. Applicants are required to submit a site plan on a 11" x 17" piece of paper, drawn to an appropriate scale.
2. Applicants are required to submit a front elevation on a 11" x 17" piece of paper, drawn to an appropriate scale. The front elevation needs to indicate types of surface materials, locations of windows and doors, and roof line. The applicant is welcome to use photographic or actual samples of surface materials in lieu of submitting a rendered or detailed line drawing.
3. Applicants need to submit an aerial photograph at a suitable scale to display locations of homes on the street, size of front yards, and means of vehicle access.
4. Applicants need to submit photographs of the site and other homes on the block to adequately depict the design of homes.



#1 Example of a Site Plan



#2 Example of a Front Elevation



#3 Example of an aerial photograph



#4 Photograph Examples



## Design Standards

The Design Review Board will evaluate every major addition and new home built in existing neighborhoods according to the standards written in the Borough's Zoning Ordinance. The following pages illustrate these criteria with the help of images that explain the meaning of the text.



## ARTICLE XLI TRADITIONAL RESIDENTIAL INFILL DEVELOPMENT STANDARDS

### § 122 - 4102 DESIGN STANDARDS

#### A. BUILDING MASS AND PROPORTION

(1) New buildings and additions shall be consistent with the pattern of size, mass, and footprint, as viewed from the street, with other homes on the block.

The mass and scale of new infill residential buildings should appear to be similar to the buildings seen in the neighborhood. Larger buildings are not prohibited provided that techniques discussed on page 16 of this manual and § 122-4102 A. Building Mass and Proportion (3) are used.



These homes in Lansdale are similar in size, mass, and footprint to others on the block, yet are not designed alike.



New construction often emphasizes "curb appeal" with oversized, overly intricate, expensively clad front façades, communicating luxury and opulence to prospective buyers. This home would be out of place with regard to its size, mass, and footprint in most, if not all, blocks in Lansdale.



**Not this**—The multifamily infill project pictured here is too large with respect to its size and mass as viewed from the street.

**ARTICLE XLI TRADITIONAL RESIDENTIAL INFILL DEVELOPMENT STANDARDS**

**§ 122 - 4102 DESIGN STANDARDS**

**A. BUILDING MASS AND PROPORTION**

**(2) The proportion of height and width of buildings viewed from the street shall be consistent with the pattern established by other homes on the block.**

New construction should reflect a pattern of height to width ratio present on a street, as viewed from the street.



**How to measure the ratio**

The distance from the highest point on any roof visible on the front elevation of the building to the ground shall be the height. The horizontal distance is that distance separating side walls of the home on the front elevation of the building, shown here with a white rectangle.



A popular housing style in Lansdale's older neighborhoods, the American Four Square has a roughly equal or 1:1 ratio of height to width.



Gothic Revival style homes, such as this single detached home in Lansdale, have a ratio that emphasizes height over width. Victorian style homes, row homes, and twins also have a ratio that emphasizes height over width.



Single level ranch and Cape Cod style homes have a ratio that emphasizes width instead of height. Craftsman and bungalow style homes are also typical of this style.

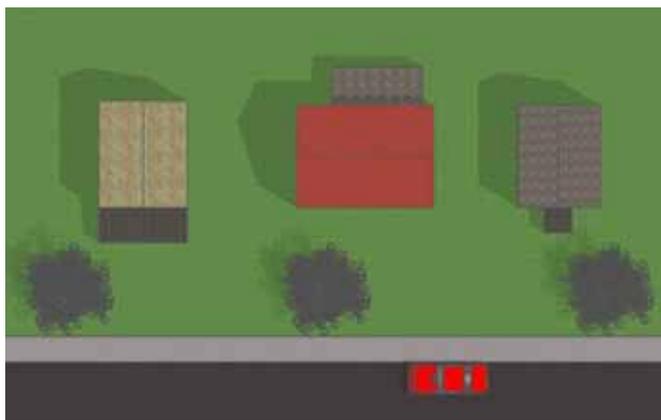
## ARTICLE XLI TRADITIONAL RESIDENTIAL INFILL DEVELOPMENT STANDARDS

### § 122 - 4102 DESIGN STANDARDS

#### A. BUILDING MASS AND PROPORTION

- (3) Proposed additions or new buildings that are unlike the pattern of size or ratio of height to width established by existing homes on the block are permitted provided that one of the techniques described in the Manual are used to mitigate the impacts.

The most common challenge will involve larger homes and additions in neighborhoods where existing homes are small. Any one, or all, of the following techniques shall be employed in these cases.



**1) Variation in Footprint**— Breaking up the front façade with variations in the profile of the building facing the street. The example immediately above demonstrates how a horizontally oriented home may look out of place on a street with narrow homes. Above is an example with a one and a half story extension towards the street.



**2) Placing the second floor back from the front façade**— Two story homes in neighborhoods of predominantly one-story construction are possible when second story is setback behind a roofline.



**3) Porches help reduce the perceived mass of larger homes**— Large two-story twins and detached homes in this Lansdale neighborhood include front porches that brings the scale of the building down to the street level.

**ARTICLE XLI TRADITIONAL RESIDENTIAL INFILL DEVELOPMENT STANDARDS**

**§ 122 - 4102 DESIGN STANDARDS**

**A. BUILDING MASS AND PROPORTION**

**(4) New buildings shall conform to a pattern of heights of floor levels, where one exists on a block, with changes between floors occurring at the same height.**

New construction “fits in” to an existing neighborhood when the transition between first and second floors happens at the same height above the ground as the pattern on the street.



Homes on this block transition between first and second level at the same height above the ground.



This two story home “fits in” to the neighborhood by using a portico to break up the front façade and transitions between floors at the same height above ground as its neighbors.



On sloping terrain, the transition between floors steps down with changes in elevation, but remains equal relative to its neighbors..

## ARTICLE XLI TRADITIONAL RESIDENTIAL INFILL DEVELOPMENT STANDARDS

### § 122 - 4102 DESIGN STANDARDS

#### B. ROOF

- (1) Roofs of new buildings and additions shall be consistent with regard to the style of roof and pitch, as viewed from the street, with other homes on the block.
- (2) Roofs shall not be evaluated with regard to the type (shingles, slate, metal, flat roof coatings, etc) or color of roofing material to be installed.

Roofs of homes need not all be alike with regard to the number of gables, orientation of gables, and exact pitch; however where pitched roofs predominate, new homes should also be pitched. The same is true for flat roofs.



On this Lansdale street, A variety of roof pitches and styles work well together. Some roofs have dormers, some don't. Some roofs are hipped, some are gable ended roofs. Some of the gables face the street, while others face their neighbors. Even the pitch varies slightly between homes. Any variety of pitched roof would be appropriate for new construction on this street, so long as it was not too shallow.



A pattern of flat roofs exists on this Lansdale street. A pitched roof would be out of place here.



**Not this-** This builder (among other problems) chose a flat roof on a block where only pitched roofs are present.

## ARTICLE XLI TRADITIONAL RESIDENTIAL INFILL DEVELOPMENT STANDARDS

### § 122 - 4102 DESIGN STANDARDS

#### C. WINDOWS AND DOORS

- (1) All buildings shall have one primary entrance in the front façade oriented toward the street of the property's mailing address. Multifamily structures (including triplexes, quads and residential conversions) shall share a primary entrance whenever feasible. Additional entrances to structures with more than one dwelling unit shall be separated by at least 20 feet and be likewise oriented towards the street of the property's mailing address.

To maintain and enhance the look of homes from the street, entrances should face the street, so that homes do not turn blank walls to the street.

When homes face the street they create an inviting atmosphere and enhance the public and semi private space between the front door and the curb.



**Not this**—The two-story home in the background is turned to its side with an entrance facing the side yard lot line instead of the street.

## ARTICLE XLI TRADITIONAL RESIDENTIAL INFILL DEVELOPMENT STANDARDS

### § 122 - 4102 DESIGN STANDARDS

#### C. WINDOWS AND DOORS

- (2) Windows of new buildings and additions shall be arranged to be consistent with the pattern of windows on homes on the block with regard to size, proportion of height to width, and location as viewed from the street.
- (3) Windows and doors shall not be evaluated with regard to color or materials (wood, vinyl, aluminum, steel, fiberglass, etc.).

New construction and major renovations to the front façade of homes should have a pattern of windows and window styles consistent with the pattern on the street. In most cases, residential windows tend to be taller than they are wider. The picture window in the lower right of this Lansdale Tudor style home is wider, but is broken up into three sections, with a double hung window on either end.

Residential buildings typically have a consistent ratio of window openings to walls, regardless of the style of architecture. Buildings with too much glass on the front façade can look out of place in residential neighborhoods, and are more appropriate for retail and office uses in commercial zones.



Window to wall ratio is measured as shown to the left. The front façade is the vertical and horizontal plane extending from the roof peak to grade level and does not include portions of buildings set back such as the sun room to the right.

The total square feet of the front façade in this example is 32 feet high by 42 feet wide or 1,344 square feet. All window and door openings total roughly 120 square feet resulting in a ratio of openings to wall of 1:~11. Residential building will typically have very low window to wall ratios that accommodate the need for privacy. Commercial buildings typically have ratios that approach or exceed 50% such as the building shown to the right.



**Not this**— Although appropriate for its location along Main Street, and the overall look of the development, horizontal windows such as these would be inappropriate in residential neighborhoods.

## ARTICLE XLI TRADITIONAL RESIDENTIAL INFILL DEVELOPMENT STANDARDS

### § 122 - 4102 DESIGN STANDARDS

#### C. WINDOWS AND DOORS

- (4) Blank walls shall not be permitted along any exterior wall facing a street. The window pattern from the front or rear walls should be continued to side walls.

This standard will apply mostly to homes on corner lots. The goal is to preserve and enhance the streetscape on lots where the sides of homes also face a street. Blank walls, devoid of windows and openings are to be avoided. Low fences and landscaping can make up for the loss of privacy that additional windows and openings impose.



The concept is demonstrated here with a more urban building form common in denser areas.



This single family detached home demonstrates an excellent balance with regard to providing public streetscape amenities and privacy for the occupants. The white picket fence creates an unobtrusive barrier that defines the public and private realm.



**Not this—** As is often the case in new construction, windows and openings are confined mostly to the fronts of homes to add “curb appeal”. Curb appeal should extend around all sides of a home that face a public street.

## ARTICLE XLI TRADITIONAL RESIDENTIAL INFILL DEVELOPMENT STANDARDS

### § 122 - 4102 DESIGN STANDARDS

#### D. PORCHES AND PORTICOS

- (1) On a block where there is a pattern of front porches and or porticos for existing homes, new homes shall have a front porch or portico. On entirely new blocks, front porches or porticos shall be required pursuant to the standards below.

Porches are used in many of Lansdale's residential neighborhoods, particular those that were built prior to 1950. Porches make taller buildings appear human scaled, creating an enclosed semi-private space between the sidewalk and porch.

A porch is a valuable amenity on low-cost attached housing as well as high-priced mansions.

Porches extend the livable space of a home, creating semi private space and an outdoor living room. Some porches can also be enclosed to create a sunroom or four-season extension of the home.



A home without a porch or portico would look out of place in this Lansdale neighborhood.



## ARTICLE XLI TRADITIONAL RESIDENTIAL INFILL DEVELOPMENT STANDARDS

### § 122 - 4102 DESIGN STANDARDS

#### D. PORCHES AND PORTICOS

- (2) Porches must be at least eight feet deep and may extend across the entire façade, half of the façade, or wrap around the sides of buildings.
- (3) Porticos must be at least five feet deep and five feet long.

Porches and porticos can be designed a number of different ways, but need to meet the minimum dimensions required by the Code.



The porch on this stately Queen Anne style mansion on Broad Street wraps around the side of the building.



This home is a new town development in New Jersey has a porch that extends over half of the front façade.



Porticos on row homes in this Lansdale neighborhood are linked together and sufficiently wide.



**Not this—** These new town homes have porticos that are too small to protect occupants from the weather when entering or exiting the home. A more substantial portico or porch would make this front façade more inviting and functional.

## ARTICLE XLI TRADITIONAL RESIDENTIAL INFILL DEVELOPMENT STANDARDS

### § 122 - 4102 DESIGN STANDARDS

#### D. PORCHES AND PORTICOS

- (4) Porches and porticos may be enclosed provided that the ratio of windows to wall remains similar to the ratio of windows to wall that existed prior to enclosing the porch or portico. A pattern of porch enclosures need not be present on the block to permit a porch enclosure.

Enclosing a porch is a great way to add living space to home as a sun room or four-season extension of the home. Porches, however were originally designed to be a semi-private extension of the home. In order to keep this look and not turn a blank wall to the street, porch enclosures should be sufficiently transparent.



Porches have been enclosed on these twin homes in Lansdale. The porch in the foreground has preserved the original ratio of openings to wall while the enclosures in the background have not.



Porches help create a pleasant interface between the privacy of these homes and the public street.



**Not this**—This porch enclosure completely alters the character of the building and looks out of place.

## ARTICLE XLI TRADITIONAL RESIDENTIAL INFILL DEVELOPMENT STANDARDS

### § 122 - 4102 DESIGN STANDARDS

#### E. SURFACE MATERIAL

- (1) Where a pattern of surface material on the front façade of homes is present on the block (brick, stucco, stone, clapboard, or shingles, etc), new buildings shall employ materials that appear consistent with existing homes.

In some neighborhoods in Lansdale, builders consistently chose to clad homes in brick or clapboards, this being the customary finish for homes at the time. Where new construction is proposed in neighborhoods with an established pattern, the new home should match the neighborhood along its front façade.

The new home may employ modern techniques that allow brick, stone, or stucco to be applied to a wood framed building. For example, a new home in a neighborhood composed entirely of brick homes need not be built with brick; but should, at a minimum, be faced with brick along the front façade.

Vinyl, aluminum, or fibered cement siding may substitute for wood siding (clapboard, board and batten, shingles, etc) as long as it appears similar to the substitute material.



An eclectic mix of types and surface material typify this Lansdale street. Aluminum siding, stucco, and brick can be found on both sides of the street. There is no pattern, so the builder is free to choose.



Builders on this Lansdale street would need to clad the front face of a new home with brick.



**Not this**—Clad in siding and brick on the first floor, this single detached home on a block of brick homes, looks out of place.

## ARTICLE XLI TRADITIONAL RESIDENTIAL INFILL DEVELOPMENT STANDARDS

### § 122 - 4102 DESIGN STANDARDS

#### E. SURFACE MATERIAL

- (2) Where additions are proposed and visible from the street, the surface materials of the façade of the home being renovated (and in the case of semi detached twins, the adjoining dwelling unit) shall take precedence over the pattern on the block. Special considerations for the renovation of semi detached twins are outlined in the Manual.

It is more important, from the standpoint of architectural harmony, to make sure a building is compatible with itself than the other homes on the block. Sometimes a clapboard sided house will exist on a block of brick homes and the owner will propose a major renovation involving the front façade of the building. It is not necessary for the owner to convert to the pattern of the street as this may create a hardship.

In the example to the right, vinyl siding covers the original brick surface on the twin on the right. The owner on the left has the option to use vinyl siding (to restore the matched appearance of the twin) or maintain the original brick. Although the Borough would prefer the latter option. The owner on the right has the option to maintain the vinyl siding or remove it to restore the matched appearance of the twin. He or she may not, however, change the surface material from the existing vinyl siding to anything other than the original brick.

This process is more difficult when it is hard to determine what surface material is original and who changed first. Over time changes were made to the exterior of the twin to the right and below, such that it is difficult to tell what the original finish was. Indeed, the builder could have used a product such as asbestos that should no longer be used. The opportunity to bring this façade back into harmony with itself is challenging.

Either owner planning to replace siding in this example has two options stated here in order of preference. 1) Choose a material to match the neighboring twin. 2) Replace and maintain the existing siding. Unlike the above example, the history of the building and changes to its surface material are difficult to ascertain. In this case, getting the building to match itself is more important than historic accuracy. If the owner claims a hardship and does not wish to install siding to match their neighbor, he or she may select another high quality finish regardless of the building's history or existing conditions.



## ARTICLE XLI TRADITIONAL RESIDENTIAL INFILL DEVELOPMENT STANDARDS

### § 122 - 4102 DESIGN STANDARDS

#### E. SURFACE MATERIAL

- (3) Whether an addition or a new home, the front façade of buildings shall not mix more than two types of surface materials (excepting exposed foundation walls). Any change in materials shall be along a horizontal line corresponding to the change in levels of the home viewed from the street. Deviations from this standard are permitted, as outlined in the Manual, to preserve or replicate historic architectural styles found in the Borough.

New construction often mixes too many materials on the front facades of homes in an effort to boost “curb appeal.” This type of look would be out of place in most residential neighborhoods.



The Queen Anne style mansion in the photo to the left can be found in many Lansdale neighborhoods and is a recognized architectural style that employs many different surface materials. The Tudor mansion above is another style that takes liberties with surface material types and placement. Other styles that tend to be use surface materials in interesting patterns include early 20th and late 19th century styles such as Victorian, East Lake, Shingle, Stick style, Tudor, and Italianate. Contemporary and prairie homes also tend to mix finish types in ways that contradict the Code. Provided that the proposed building or renovation evokes a known historic, architectural style mixing of surface materials beyond what is allowed in the Code is permitted.

## ARTICLE XLI TRADITIONAL RESIDENTIAL INFILL DEVELOPMENT STANDARDS

### § 122 - 4102 DESIGN STANDARDS

#### F. VEHICLE ACCESS AND GARAGES

- (1) Where alleys exist physically, new dwellings shall take access from the alley with parking spaces at the rear of the property regardless of the prevailing pattern of access of homes on the block. Where an alley exists only as a right of way or is only partially constructed, the applicant shall complete the applicant's portion of the alley from side lot line to opposite side lot line, provided that upon completion such alley will provide vehicle access to the rear of the property. Where alleys do not exist either physically or as a right of way or a combination of both, or the completion of the applicant's portion of the alley will not result in vehicle access to the rear of the property, new dwelling units shall provide for vehicle access and parking consistent with the prevailing means of access and location of garages on the block. In new neighborhoods, the preference for vehicle access applies in the following order: 1) rear facing garages, 2) side facing garages, and 3) front facing garages.

The preference for vehicle access in Lansdale is for rear facing garages and alleyways. Where an alley exists on the street, new development shall be expected to take vehicle access from the existing alley.

Where alleys are not built, but exist as a right-of-way, or are partially completed, the applicant shall be expected to construct his or her portion of the alley, from side yard to side yard, if it can be connected to a neighbor's alley and hence to the street.

The only case where access other than to a rear alley is permitted is when none exists physically or as a right of way, and or the applicant would have to complete improvements "off premises" to connect to the street. Even in these cases, we encourage the applicant, neighbors, and the Borough to discuss the possibility of completing the alley.



Alleys help with the appearance of neighborhoods by relegating services and sometimes utilities to the rear of properties.



**Not this**—Garages that face the street dominate the fronts of homes and destroy the quality of semi private space between the front door and sidewalk. Walking on the sidewalk is more dangerous with this arrangement.

## ARTICLE XLI TRADITIONAL RESIDENTIAL INFILL DEVELOPMENT STANDARDS

### § 122 - 4102 DESIGN STANDARDS

#### F. VEHICLE ACCESS AND GARAGES

- (2) Where rear facing garages are proposed, they shall be set back from the rear lot line within a range of five feet from the prevailing pattern of rear garage setbacks on the block. If a prevailing pattern of rear garage setbacks does not exist, then the requirements of §122-2204 Accessory Building Setbacks shall apply.

Rear facing garages are encouraged and should be set back within a range of other garages on the block to preserve an existing pattern and create enough green space in the back yard of homes.

The maximum size of garages is limited by §122-2204 “Accessory building setbacks and specification” of the Zoning



The two-car garage proposed on this alley is shown within a range of five feet, corresponding to the pattern of garage setbacks from the alley.



Alleys should be narrow enough to slow traffic yet wide enough to allow service vehicles such as trash trucks to pass. This alley in a traditional neighborhood development in Chester County is an ideal design. Notice how the fronts of garages are set back roughly the same distance from the edge of the alley.

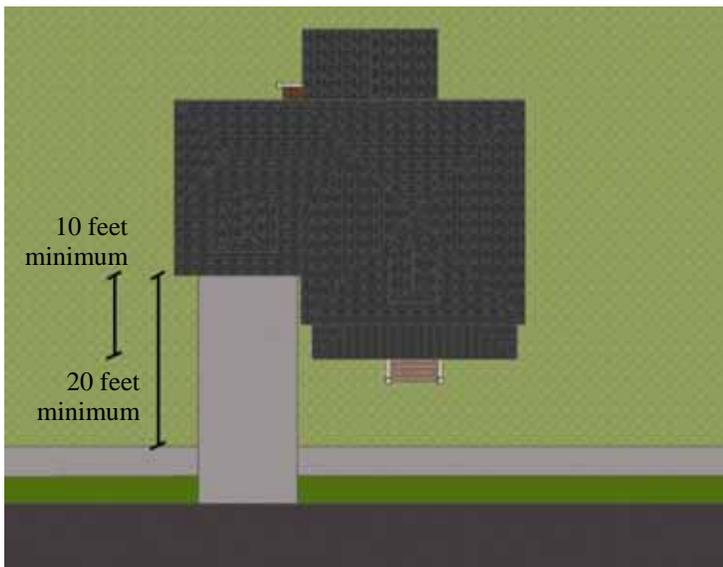
## ARTICLE XLI TRADITIONAL RESIDENTIAL INFILL DEVELOPMENT STANDARDS

### § 122 - 4102 DESIGN STANDARDS

#### F. VEHICLE ACCESS AND GARAGES

- (3) Where front facing garages are proposed, they shall be set back a minimum of ten feet from the front facade of the home.
- (4) Where front facing garages are proposed, all driveways shall be at least twenty feet long as measured from the edge of the sidewalk to accommodate parked vehicles and keep sidewalks clear of obstructions.

When a front facing garage is proposed, the front of the garage needs to be set back a minimum of ten feet from the furthest point nearest the street on the front façade as shown below. The driveway, also needs to be, at a minimum twenty feet long, so that a parked car does not obstruct the sidewalk.



This driveway of a twin home in Lansdale is long enough for one car outside the garage without blocking the sidewalk.



**Not this**—This builder didn't set garages far enough back from the sidewalk.

## ARTICLE XLI TRADITIONAL RESIDENTIAL INFILL DEVELOPMENT STANDARDS

### § 122 - 4102 DESIGN STANDARDS

#### F. VEHICLE ACCESS AND GARAGES

- (5) Detached or semi detached garages shall be architecturally similar to the proposed or existing home with regard to roof style and pitch, cladding, and windows (if any).

Garages should not look out of place with regard to the primary building. They should look like they belong to the larger structure, by using similar roofs, windows, and surface materials, albeit at a smaller scale. Garages are also considered accessory buildings, and as such are regulated under Sections 122-2201, 122-2202, and 122-2204.



Although plainer in style than the primary house, these garages in a new town development in New Jersey use similar materials and a pitched roof to match the homes they belong to.



This Lansdale garage is an excellent example, using the same hipped roof with asphalt shingles, a dormer window, six over six window sashes, and brick walls as the primary residence shown in the background.



**Not this—** This garage is a victim of poor design, cheap materials, and lack of maintenance. Garages should compliment, not detract without being too large and out of scale.

## ARTICLE XLI TRADITIONAL RESIDENTIAL INFILL DEVELOPMENT STANDARDS

### § 122 - 4102 DESIGN STANDARDS

#### G. LANDSCAPE

- (1) All new homes shall conform to the landscape standards of the Borough of Lansdale Subdivision and Land Development Ordinance.
- (2) Whenever feasible a minimum of 400 square feet of garden space shall be provided in the front yard area to accommodate future landscape planting by owners and tenants.

Rather than legislate the particular contents of the landscape area, the Code requires that a minimum amount of green space be supplied for garden purposes. Individual discretion will determine how these spaces are maintained.



The headquarters of North Wales Water Authority in North Wales has a beautiful display garden seen here in full bloom.



This tastefully designed and well maintained garden adds value to the property and to the public experience.



Even small gardens add a welcome splash of color, enjoyed by all.



**Not this—** This new twin leaves no opportunity for residents to cultivate a garden in the front yard

## ARTICLE XLI TRADITIONAL RESIDENTIAL INFILL DEVELOPMENT STANDARDS

### § 122 - 4102 DESIGN STANDARDS

#### H. ADDITIONS

(1) Additions should be constructed to the rear of dwellings and not be visible from the street.

Whenever possible, additions should be constructed to the rear of properties and not be visible from the street. Understanding the unique circumstances of each case, the Borough does not seek to limit additions such as second story additions. The following examples demonstrate well designed additions visible from the street.



The home on the right was added on to, creating a multi level home from a split level floor plan. The expansion was in keeping with the existing footprint, uses the same roof pitch, windows, and siding, as seen elsewhere in the neighborhood.



Minor additions over the years were made to the rear of this large, American Four Square twin in one of Lansdale's older neighborhoods.



**Not this—** This addition misses on several points. It substantially alters the front façade for the worse, and uses conflicting materials and an absurd front gable.

## ARTICLE XLI TRADITIONAL RESIDENTIAL INFILL DEVELOPMENT STANDARDS

### § 122 - 4102 DESIGN STANDARDS

#### H. ADDITIONS

- (2) Additions visible from the street, such as second floor additions, extensions into side yards, or large additions are permitted provided that one of the techniques described in the Manual are used to mitigate the impacts.

When additions are visible from the street and a pattern of one story front facades are present on the street, the builder/owner should make an effort to reduce the apparent size of the addition. Two techniques are explained below and shown in the simulations to the right.

**Place the second floor back from the front facade**– Two story homes in neighborhoods of predominantly one-story construction are possible when second story is setback behind a roofline.

**Use a front porch to reduce the perceived mass of larger homes**– To break up a massive, flat front façade a front porch should be included, which brings the front of the house down to street level.



The photos above demonstrate two possibilities for a second floor addition. (Top) This addition transforms the front of the house, creating a two-story flat wall facing the street. (Middle) A better alternative to the above design is to include a front porch on the home. This breaks up the front façade, making it appear less like a two-story wall. (Bottom) This demonstrates another preferred design. The second story addition is set back from the edge of the front roof line and preserves the one-story façade facing the street.

## ARTICLE XLI TRADITIONAL RESIDENTIAL INFILL DEVELOPMENT STANDARDS

### § 122 - 4102 DESIGN STANDARDS

#### I. APARTMENT HOUSES

- (1) Fire escapes shall be located to the rear or sides of buildings.
- (2) All off-street parking areas shall be screened from view from neighboring properties by a six foot tall opaque fence, or continuous hedge of evergreen shrubs and trees in a six foot wide planting strip.
- (3) All outdoor trash containers shall be located in an enclosure constructed of materials similar in appearance to other structures on the property and surrounded by a six foot wide planting bed with a mixture of predominantly evergreen trees and shrubs.

Apartment houses are not a permitted use in the A, B, or C Residential Districts, but do exist as registered non-conforming uses. As such, they are permitted to continue so long as they remain in continuous use, are registered with the Zoning Officer, and adhere to the laws governing their expansion set forth in Article XXIII "Nonconformities" of the Zoning Code.

When expanded or a major renovation is undertaken, the following shall apply.



Like in commercial areas, community trash facilities for apartments should be enclosed in a structure and surrounded by landscape plants.



A landscape buffer between parking lots and tract boundaries and sidewalks goes a long way to reduce visual impacts..

## ARTICLE XLI TRADITIONAL RESIDENTIAL INFILL DEVELOPMENT STANDARDS

### § 122 - 4102 DESIGN STANDARDS

#### J. PEDESTRIAN DESIGN STANDARDS

- (1) Sidewalks are required along all public road frontages.
- (2) Sidewalks are required to connect the road frontage sidewalks to all front building entrances, parking areas, central open space, and any other destination that generates pedestrian traffic.

Sidewalks link neighborhoods together providing access, beauty, and recreation. Sidewalks are necessary along all road frontages and should be designed to the standards of the Code.



# Flexible Dimensional Standards

## Residential Zoning District A

Street	Address		Lot Area	Median		Front Yard
	Begin	End		Lot Width		
Addison Ln	150	165	10,723		83	30
Barberry Dr	801	803	11,979		80	32
Beechwood Ave	1102	1133	7,259		100	32
Birch St	1008	1059	6,740		44	30
Cedar St	418	479	5,551		37	24
Cherry St	500	856	4,701		37	26
Church Rd	17	97	11,328		53	30
Church Rd	101	147	10,078		50	42
Church Rd	201	237	20,186		100	46
Church Rd	303	339	12,413		55	32
Church Rd	411	449	10,378		62	36
Clay Ave	842	850	5,396		37	24
Clay Ave	915		*		*	24
Clear Spring Rd	300	333	16,252		72	50
Columbia Ave	500	536	5,227		34	16
Columbia Ave	600	631	3,942		25	16
Columbia Ave	700	731	7,549		50	20
Columbia Ave	800	833	7,476		50	21
Columbia Ave	900	940	4,983		33	24
Columbia Ave	1016	1060	11,503		70	22
Concord Pl	802	880	11,980		75	32
Crescent Ave	524	670	13,043		70	30
Crestview Rd	299	510	16,458		75	50
Cypress St	490	631	6,452		68	28
Cypress St	700	731	6,795		60	28
Delaware Ave	400	431	5,243		36	14
Delaware Ave	500	516	7,251		50	24
Delaware Ave	600	638	7,884		60	30
Delaware Ave	701	750	7,260		50	28
Delaware Ave	901	940	10,448		73	40
Delaware Ave	1017	1065	9,380		65	26
Derstine Ave	502	541	4,003		24	16
Derstine Ave	600	628	4,966		29	16
Derstine Ave	700	731	5,920		35	20
Derstine Ave	800	833	7,978		50	28
Derstine Ave	900	920	4,617		30	28
East 7th St	10	50	6,422		37	26

## Residential Zoning District A

Street	Address		Lot area	Median		
	Begin	End		Lot Width	Front Yard	
East 7th St	100	130	8,344	52		30
East 7th St	200	240	5,939	46		28
East Fifth St	503	516	13,066	70		32
East Fourth St	346	384	12,020	90		31
East Fourth St	435	460	10,212	76		31
East Fourth St	505	615	10,437	81		31
East Hancock St	420	488	8,633	50		36
East Hancock St	500	563	5,480	40		22
East Hancock St	607	631	19,210	100		46
East Hancock St	712	716	8,555	63		46
East Hancock St	801	915	10,191	62		32
East Main St	325	411	16,580	87		48
East Main St	446	458	22,845	87		80
East Main St	500	538	9,591	50		36
East Main St	603	621	18,795	87		52
East Main St	701		*	*		24
East Main St	1001	1041	8,640	67		32
East Second St	333	339	5,517	43		20
East Third St	310	333	5,706	46		28
East Third St	335	385	3,926	31		28
East Third St	433	453	3,891	31		28
East Third St	501	533	11,151	78		28
Edgemont Ave	20	73	8,325	60		30
Edgemont Ave	508	595	7,365	60		30
Edgewood Ave	323		*	*		24
Edgewood Ave	411	419	11,429	80		36
Edgewood Ave	509	519	10,708	70		32
Edgewood Ave	600	601	16,244	110		32
Edgewood Ave	641	680	13,145	106		32
Elm Ave	1102	1145	6,210	43		30
Elm Dr	4	60	8,618	82		36
Elm Dr	101	133	7,832	52		36
Elm Dr	202	237	14,543	95		62
Forrest St	815	826	5,307	41		32
Frederick Rd	617	621	18,304	158		38
Gettysburg Dr	802	880	12,044	75		32
Gillinder St	400		*	*		24

## Residential Zoning District A

Street	Address		Lot area		Median		Front Yard
	Begin	End			Lot Width		
Gillinder St	600	622	11,815		135		40
Greenwood Rd	201	333	16,938		72		50
Hemlock St	410	421	12,020		90		31
Hemlock St	500	527	11,875		90		31
Hemlock St	621	651	9,663		96		31
Highland Ave	19	32	8,171		42		30
Highland Ave	102	134	20,333		100		40
Highland Ave	202	264	16,853		93		40
Highland Rd	602	808	17,493		85		50
Hillside Dr	537	598	15,495		100		36
Knapp Rd	106		*		*		24
Knapp Rd	610	626	20,722		100		36
Knapp Rd	802	862	12,019		80		36
Knapp Rd	900	982	24,437		100		42
Knoll Rd	602	647	17,468		100		40
Lakeview Dr	1002	1315	7,405		65		32
Lansdale Ave	301	436	14,550		75		40
Lansdale Ave	500	528	9,601		72		38
Lansdale Ave	600	646	10,194		85		38
Lansdale Ave	801	807	12,045		95		30
Laurel Ln	99		*		*		24
Laurel Ln	117	258	11,398		76		30
Lexington Rd	702	708	12,920		95		32
Locust Ave	1108	1132	7,030		50		32
Lombardy Dr	800	892	10,524		76		32
Monticello Pl	802	873	12,094		75		32
Nelson St	601	629	19,571		152		40
North Chestnut St	816	827	5,200		32		43
North Line St	311	319	12,589		62		33
North Line St	405	533	*		*		24
North Line St	604	622	11,651		85		41
North Line St	701	709	14,341		115		35
North Valley Forge Rd	320	326	*		*		24
North Wales Rd	201	332	20,445		100		48
North Wales Rd	404	442	25,272		140		60
North Wales Rd	Jamestown	Knapp	21,065		120		58
Norway Dr	101		*		*		24

## Residential Zoning District A

Street	Address		Lot Area	Median		
	Begin	End		Lot Width	Front Yard	
Norway Dr	302	412	20,440		76	32
Norway Dr	610	630	11,711		75	26
Oak Dr	22	59	9,437		69	36
Oak Dr	100	139	14,679		93	36
Oak Dr	200	235	16,637		95	36
Oakland Ave	18	99	7,581		37	30
Oakland Ave	101	147	5,219		35	30
Oakland Ave	236	298	11,190		75	30
Oakland Ave	336	361	11,557		75	30
Pacific Ave	403		*		*	24
Pacific Ave	608	612	14,553		95	32
Park Dr	17	41	17,348		182	50
Penn St	517	535	13,689		50	30
Pennbrook Ave	204	289	9,389		62	30
Pennbrook Ave	312	355	11,022		75	30
Pennbrook Ave	400	531	8,483		75	24
Pennbrook Ave	600	641	6,789		60	36
Pennbrook Ave	702	736	4,440		40	24
Pennbrook Ave	800	827	3,973		37	24
Pennsylvania Ave	401	425	7,016		48	28
Perkiomen Ave	400	435	3,583		24	24
Perkiomen Ave	500	544	8,740		50	26
Perkiomen Ave	600	639	9,074		52	24
Perkiomen Ave	701	736	15,554		106	38
Perkiomen Ave	900	935	13,744		96	30
Pine St	1104	1147	5,915		42	28
Poplar St	507	557	7,006		60	30
Ridge St	671		*		*	24
Ridge St	820	825	18,305		109	36
Ridge St	914		*		*	24
Salem Dr	601	631	15,146		100	36
Salford Ave	225		*		*	24
Salford Ave	621	644	10,028		57	32
South Cannon Ave	125		*		*	24
South Cannon Ave	131		*		*	24
South Cannon Ave	350		*		*	24
South Cannon Ave	420		*		*	24

## Residential Zoning District A

Street	Address		Lot Area	Median		
	Begin	End		Lot Width	Front Yard	
South Cannon Ave	503		*	*		24
South Cannon Ave	620	645	10,868	60		32
South Mitchell Ave	376		*	*		24
South Mitchell Ave	423		*	*		24
South Mitchell Ave	605	643	11,059	64		24
South Richardson Ave	212	223	3,135	22		28
South Richardson Ave	623	641	14,645	56		28
South Towamencin Ave	324	325	14,293	110		35
South Towamencin Ave	620	641	10,100	50		35
South Valley Forge Rd	43	155	8,160	68		30
South Valley Forge Rd	206	222	13,226	75		80
South Valley Forge Rd	306	338	20,758	113		60
South Valley Forge Rd	401	421	12,820	81		36
South Valley Forge Rd	500	528	10,623	67		30
South Valley Forge Rd	600	645	17,038	84		30
Spruce St	500	531	6,230	60		30
Spruce St	600	631	6,447	60		30
Spruce St	700	737	6,665	60		30
Squirrel Ln	509	559	7,082	60		30
Sycamore Dr	800	892	10,170	80		32
Valley Brook Dr	547	578	16,400	100		36
Vermont Ave	620	648	10,181	76		28
Wade Ave	413	501	8,605	60		28
West End Dr	13	56	8,701	63		28
West Main St	925	1129	12,045	87		32
West Mt Vernon St	400	436	3,502	24		16
West Mt Vernon St	500	530	6,743	50		16
West Mt Vernon St	605	630	6,423	50		18
West Mt Vernon St	700	735	5,140	25		25
West Mt Vernon St	901	924	17,454	100		50
West Mt Vernon St	1020	1062	15,379	90		40
West Third St	900	1008	7,126	57		28
Whites Rd	623	631	27,528	100		48
Whites Rd	700	799	*	*		*
Williamsburg Rd	403	425	16,086	118		32
Williamsburg Rd	552	637	16,806	91		32
Willow St	701	737	3,557	32		28

## Residential Zoning District A

Street	Address		Lot Area	Median			
	Begin	End		Lot Width	Front Yard		
Winding Lane	505	569	9,436		60		30
Wissahickon Ave	623	655	11,586		87		30
Wissahickon Ave	701	729	10,379		72		30
Woodland Dr	10	58	11,391		80		32
York Ave	400	433	4,347		30		16
York Ave	500	519	7,649		50		16
York Ave	600	631	7,645		50		18
York Ave	701	733	7,623		50		35
York Ave	901	933	14,157		80		35
York Ave	1020	1069	12,031		75		30
Yorktown St	802	880	12,105		83		32

\* The block lacks referential properties to calculate median area, width, or front yard. Use §\_\_\_\_\_"Dimensional Criteria for Permitted Uses in New Neighborhoods" to determine area, width, or front yard requirements.

## Residential Zoning District B

Street	Address		SFD Lot Area	Twin Lot Area	Duplex Lot Area	SFA Lot Area	SFD Lot width	Twin Lot Width	Duplex Lot Width	SFA Lot Width	Front Yard All
	Begin	End									
Columbia Ave	318	427	*	4,511	5,230	*	*	29	36	*	16
Delaware Ave	300	351	7,587	3,716	7,200	*	53	25	50	*	18
Derstine Ave	403	423	*	2,797	*	*	*	25	*	*	14
Derstine Ave	502	541	*	3,972	*	*	*	24	*	*	16
East Fifth St	22	43	9,255	3,503	*	*	50	25	*	*	26
East Fifth St	101	130	*	3,709	7,378	*	*	21	42	*	24
East Fifth St	200	235	*	5,018	*	*	*	22	*	*	22
East Fourth St	15	60	7,203	3,981	*	2,608	47	25	*	16	16
East Fourth St	101	131	*	5,116	7,132	*	*	35	43	*	26
East Fourth St	200	231	7,561	4,430	*	2,303	44	25	*	16	22
East Second St	104	116	*	*	*	*	*	*	*	*	20
East Second St	146	235	*	3,091	7,012	2,262	*	19	56	17	14
East Second St	311	330	5,342	4,042	*	*	43	33	*	*	16
East Sixth St	21	48	*	8,611	*	*	*	41	*	*	20
East Sixth St	100	118	11,314	7,247	10,563	*	52	42	32	*	16
East Sixth St	200	215	6,875	10,339	*	*	45	45	*	*	16
East Third St	17	56	*	3,245	3,721	2,678	*	23	24	18	16
East Third St	100	136	9,246	4,360	*	2,615	50	24	*	17	16
East Third St	200	235	*	*	*	2,520	*	*	*	18	24
East Third St	310	330	5,831	*	*	*	43	*	*	*	26
Hatfield ST	1	200	*	*	*	*	*	*	*	*	24
North Chestnut St	17		*	*	*	*	*	*	*	*	24
North Chestnut St	308		*	*	*	*	*	*	*	*	24
North Chestnut St	412	432	*	3,285	*	2,204	*	22	*	16	24
North Chestnut St	500	536	*	*	*	2,439	*	*	*	16	24
North Line St	201	215	*	2,569	*	*	*	22	*	*	18
North Line St	604	612	*	*	*	*	*	*	*	*	24
Perkiomen Ave	300	349	7,371	*	*	*	50	*	*	*	30
Ridge St	18	34	*	*	*	1,840	*	*	*	16	18
Ridge St	201	217	*	*	*	1,623	*	*	*	18	24
Ridge St	518	528	*	*	*	4,965	*	*	*	25	32
Shaw Ave	701	833	*	*	*	1,413	*	*	*	18	16
South Richardson Ave	212	223	*	4,101	*	*	*	27	*	*	28
South Richardson Ave	623	641	14,714	*	*	*	56	*	*	*	26
Susquehanna Ave	305	331	6,939	*	*	*	50	*	*	*	26
Susquehanna Ave	601	643	6,572	*	*	*	50	*	*	*	26

## Residential Zoning District B

Street	Address		SFD Lot Area	Twin Lot Area	Duplex Lot Area	SFA Lot Area	SFD Lot width	Twin Lot Width	Duplex Lot Width	SFA Lot Width	Front Yard All
	Begin	End									
Walnut St	700	830	7,705	2,853	*	1,679	106	27	*	18	26
Walnut St	901	925	*	3,594	*	*	*	25	*	*	18
Washington Ave	710		*	*	*	*	*	*	*	*	24
West Eighth St	29	59	7,119	*	*	*	54	*	*	*	24
West Hancock St	224		*	*	*	*	*	*	*	*	26
West Mount Vernon	300	367	*	3,729	7,815	2,379	*	25	55	15	18
West Ninth St	19	36	7,920	*	*	*	54	*	*	*	24
West Seventh St	27	29	*	*	*	*	*	*	*	*	24
York Ave	321	364	*	3,116	4,205	*	*	20	26	*	16

\* The block lacks referential properties to calculate median area, width, or front yard. Use §\_\_\_\_"Standards Dimensional Criteria" to determine area, width, or front yard requirements.

SFD—Single Family Detached

SFA—Single Family Attached

## Residential Zoning District C

Street	Address		SFD Lot Area	Twin Lot Area	Duplex Lot Area	SFA Lot Area	SFD Lot width	Twin Lot Width	Duplex Lot Width	SFA Lot Width	Front Yard All
	Begin	End									
Acorn St	300	399	4,123	*	*	*	40	*	*	*	20
Acorn St	401	421	*	*	*	2,021	*	*	*	30	20
Andover Rd	823	948	*	*	*	3,576	*	*	*	19	40
East Hancock St	28	32	*	*	*	*	*	*	*	*	24
East Mount Vernon	100	199	*	*	*	*	*	*	*	*	24
East Mount Vernon	200	224	*	*	*	*	*	*	*	*	24
Franklin St	400	491	*	3,845	*	*	*	32	*	*	22
Franklin St	623	653	*	3,662	*	*	*	37	*	*	24
Green St	101	153	7,037	2,434	3,720	*	50	24	29	*	18
Green St	156	223	8,066	3,589	*	3,941	50	25	*	29	18
Green St	306	332	*	3,400	*	*	*	29	*	*	14
Green St	502	540	*	4,194	6,151	*	*	30	44	*	18
Hamilton St	36	62	*	3,588	*	*	*	30	*	*	22
Jackson St	601	614	*	5,831	*	*	*	45	*	*	24
Jackson St	634	653	*	3,756	*	*	*	37	*	*	24
Jefferson St	401	469	*	3,849	*	*	*	33	*	*	22
Jenkins Ave	109	176	5,751	*	*	3,104	44	*	*	19	24
Kenilworth Ave	602	650	*	*	*	3,785	*	*	*	38	18
Kenilworth Ave	702		*	*	*	*	*	*	*	*	24
Kenilworth Ave	816	820	*	*	*	*	*	*	*	*	24
Linden St	115		*	*	*	*	*	*	*	*	24
Maple Ave	600	699	*	*	*	*	*	*	*	*	24
Moyers Rd	120 0	121 6	*	*	*	2,981	*	*	*	22	40
Moyers Rd	131 6		*	*	*	*	*	*	*	*	*
North Cannon Ave	100	123	*	3,607	*	2,933	*	26	*	21	30
North Cannon Ave	380		*	*	*	*	*	*	*	*	24
North Cannon Ave	541		*	*	*	*	*	*	*	*	24
North Cannon Ave	601	651				1,782				14	38
North Mitchell St	375		*	*	*	*	*	*	*	*	24
North Towamencin Ave	101	124	*	3,297	*	*	*	26	*	*	18
North Towamencin Ave	500	599	*	*	*	*	*	*	*	*	24
North Towamencin Ave	675		*	*	*	*	*	*	*	*	24
North Towamencin Ave	700		*	*	*	*	*	*	*	*	24
North Towamencin Ave	815		*	*	*	*	*	*	*	*	24
North Valley Forge Rd	307	411	8,301	7,338	*	*	70	36	*	*	24
North Valley Forge Rd	500	708	*	*	*	11,793	*	*	*	20	34

## Residential Zoning District C

Street	Address		SFD Lot Area	Twin Lot Area	Duplex Lot Area	SFA Lot Area	SFD Lot width	Twin Lot Width	Duplex Lot Width	SFA Lot Width	Front Yard All
	Begin	End									
Penn St	123	167	*	3,263	3,289	*	*	20	21	*	8
Pierce St	415	439				1,465				14	10
Poplar St	1002	1035	*	*	*	3,009	*	*	*	18	16
Shaw Ave	702	828	*	*	*	1,170	*	*	*	16	18
South Chestnut St	23	27	*	*	*	*	*	*	*	*	24
South Chestnut St	101	123	*	*	*	*	*	*	*	*	24
South Line St	20	128	*	*	*	*	*	*	*	*	24
South Line St	201	228	6,573	*	*	*	50	*	*	*	26
South Line St	319	333	*	*	*	*	*	*	*	*	24
Susquehanna Ave	100	150	*	3,489	3,704	*	*	24	25	*	16
Susquehanna Ave	200	251	6,229	3,236	3,678	*	49	25	27	*	18
Tremont Dr	1000	1016	*	*	*	3,066	*	*	*	23	40
Walnut St	209		*	*	*	*	*	*	*	*	24
Walnut St	320	410	*	*	*	*	*	*	*	*	24
Walnut St	412	434	*	*	*	*	*	*	*	*	10
Walnut St	436	444	*	*	*	*	*	*	*	*	24
Walnut St	503	535	*	4,492	6,855	*	*	30	47	*	20
Walnut St	600	616	*	3,992	*	*	*	27	*	*	24
Wedgewood Dr	800	817				3,315				23	40
Wedgewood Dr	822	986	*	*	*	3,692	*	*	*	24	40
West Eight St	900	1140	16,390	5,876	*	*	100	34	*	*	20
West Eighth St	300	333	7,713	*	*	*	50	*	*	*	24
West Eighth St	403	430	9,653	*	*	*	61	*	*	*	26
West Fifth St	12	42	8,543	*	4,683	*	47	*	28	*	10
West Fifth St	201	226	*	4,086	*	*	*	25	*	*	18
West Fifth St	300	351	*	3,961	*	2,035	*	25	*	16	18
West Fifth St	401	499	*	*	*	*	*	*	*	*	24
West Fourth St	18	50	8,005	4,156	4,312	*	50	24	25	*	16
West Fourth St	701	728	*	3,980	3,891	*	*	26	25	*	16
West Fourth St	800	835	6,558	*	*	*	60	*	*	*	26
West Mount Vernon	38	54	*	*	*	2,140	*	*	*	15	18
West Mount Vernon	200		*	*	*	*	*	*	*	*	24
West Second St	809	861	*	3,444	3,385	2,527	*	22	28	16	16
West Seventh St	116	136	*	*	*	4,198	*	*	*	18	24
West Seventh St	204	226	8,561	9,620	*	*	60	65	*	*	25
West Seventh St	300	333	7,909	4,443	*	*	50	29	*	*	18

Residential Zoning District C

Street	Address		SFD Lot Area	Twin Lot Area	Duplex Lot Area	SFA Lot Area	SFD Lot width	Twin Lot Width	Duplex Lot Width	SFA Lot Width	Front Yard All
	Begin	End									
West Seventh St	400	435	*	4,173	*	*	*	29	*	*	18
West Sixth St	18	32	*	4,944	*	*	*	23	*	*	10
West Sixth St	111	135	*	*	*	3,018	*	*	*	16	16
West Sixth St	200	222	*	*	*	*	*	*	*	*	22
West Sixth St	300	355	*	*	5,397	*	*	*	50	*	24
West Sixth St	401	421	*	*	*	*	*	*	*	*	24
West Third St	17	44	*	*	4,465	*	*	*	38	*	12
West Third St	700	744	*	4,060	6,097	2,812	*	25	40	18	16
West Third St	800	835	6,445	3,767	*	2,396	43	22	*	16	16
York Ave	219		*	*	*	*	*	*	*	*	24

- The block lacks referential properties to calculate median area, width, or front yard. Use §\_\_\_\_”Standards Dimensional Criteria” to determine area, width, or front yard requirements.

SFD—Single Family Detached

SFA—Single Family Attached



