

**CODE OF THE TOWNSHIP OF CHELTENHAM PENNSYLVANIA, v16 Updated  
05-01-2008 / PART II GENERAL LEGISLATION / Chapter 295, ZONING / ARTICLE  
II, Districts, Boundaries and Zoning Map / § 295-4. Zoning Map.**

**§ 295-4. Zoning Map.**

The boundaries of said districts shall be as shown upon the map attached to and made a part of this chapter which shall be designated "Zoning Map." The map and all notations, references and other data shown thereon are hereby incorporated into this chapter and shall be as much a part of this chapter as if all were fully described therein.<sup>EN(1)</sup>

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II, Districts, Boundaries and Zoning Map / § 295-5. District boundaries.**

**§ 295-5. District boundaries.**

The boundaries between districts are, unless otherwise indicated, either the center lines of streets or railroad rights-of-way, or such lines extended, or lines parallel thereto. Where figures are shown on the Zoning Map between a street and a district boundary line, they indicate that the district boundary line runs parallel to the street line at a distance therefrom equivalent to the number of feet so indicated.

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III, R1 Residence Districts**



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**ARTICLE III, R1 Residence Districts**

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III, R1 Residence Districts / § 295-6. Applicable regulations.**

**§ 295-6. Applicable regulations.**

In R1 Residence Districts, the regulations contained in this Article shall apply.

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III, R1 Residence Districts / § 295-7. Use regulations. [Amended 11-21-1996 by  
Ord. No. 1846-95]**

**§ 295-7. Use regulations. [Amended 11-21-1996 by Ord. No. 1846-95]**

A building may be erected, altered or used and a lot or premises may be used for any of the following purposes and for no other:

- A. Single-family detached dwelling.
- B. Row house or townhouse as provided in Article XXIX, § 295-226. [Added 7-15-1980 by Ord. No. 1483]
- C. EN(2)Golf course, excluding golf driving range and miniature golf course.
- D. Municipal use.
- E. Accessory use on the same lot and customarily incidental to any of the foregoing permitted uses. The term "accessory use" shall not include an office for the conduct of business or any commercial enterprise but shall include: [Amended 12-21-1982 by Ord. No. 1554]
  - (1) Private garage for use of the occupants.
  - (2) A professional office for a lawyer, doctor, dentist, chiropractor and any other practitioner of the healing arts for humans, as licensed by the Commonwealth of Pennsylvania, provided that such office or rooms are located in a dwelling in which the practitioner resides, provided that such office shall not exceed 50% of the basement or first floor, as the case may be.
  - (3) A private swimming pool for the use of the occupants.
  - (4) A satellite earth station for the use of the occupants, provided that such satellite earth station complies with the requirements set forth in Article XXIX.
- F. Signs when erected and maintained in accordance with the provisions of Article XXV hereof and other applicable Township ordinances.

G. A cemetery, provided that a minimum lot size of 10 acres is provided, and when authorized as a conditional use by the Board of Commissioners. In granting a conditional use, the Board of Commissioners may impose a restriction that no headstones, footstones or monumental markers will be used to mark graves or lots, and that any or all markers identifying a grave shall be set level with the graves so as not to break the vista of lawns and trees and so as to leave the beauty of the landscape unharmed. [Added 6-27-1995 by Ord. No. 1834-95]

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III, R1 Residence Districts / § 295-8. Lot area and lot width. [Amended 6-20-1967  
by Ord. No. 1146; 6-27-1995 by Ord. No. 1836-95; 5-27-1997 by Ord. No. 1886-97]**

**§ 295-8. Lot area and lot width. [Amended 6-20-1967 by Ord. No. 1146; 6-27-1995 by Ord. No. 1836-95; 5-27-1997 by Ord. No. 1886-97]**

A lot area of not less than 60,000 square feet and a lot width of not less than 200 feet at the street line and extending of that width from the street line to the depth of the rear yard shall be provided for every principal building hereafter erected, altered or used in this district.

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III, R1 Residence Districts / § 295-9. Building area.**

**§ 295-9. Building area.**

The building area shall not exceed 10% of the lot area.

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III, R1 Residence Districts / § 295-10. Yard requirements.**

**§ 295-10. Yard requirements.**

A. Front yard. There shall be a front yard, the depth of which shall be at least 75 feet. In the case of a corner lot, a front yard of at least 75 feet shall be provided on each street on which the lot abuts.

B. Side yards.

- (1) In the case of a single-family detached dwelling, there shall be two side yards, one on each side of the main building, together having an aggregate width of not less than 70 feet, but neither having a width of less than 25 feet.
- (2) In the case of any building other than a single-family detached dwelling or a building accessory thereto, there shall be two side yards, one on each side of the main building, neither of which shall be less than 50 feet wide.

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

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III, R1 Residence Districts / § 295-11. Building height.**

**§ 295-11. Building height.**

The height of a single-family detached dwelling or a building accessory thereto shall not exceed three stories in height or 40 feet, and the height of any other building shall not exceed 40 feet.

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III, R1 Residence Districts / § 295-12. Nonconforming lots.**

**§ 295-12. Nonconforming lots.**

As provided in Article XXVII hereof, the Zoning Hearing Board may grant special exceptions in the case of lots which are nonconforming as to area and width regulations.

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IV, R2 Residence Districts**

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**ARTICLE IV, R2 Residence Districts**

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IV, R2 Residence Districts / § 295-13. Applicable regulations.**