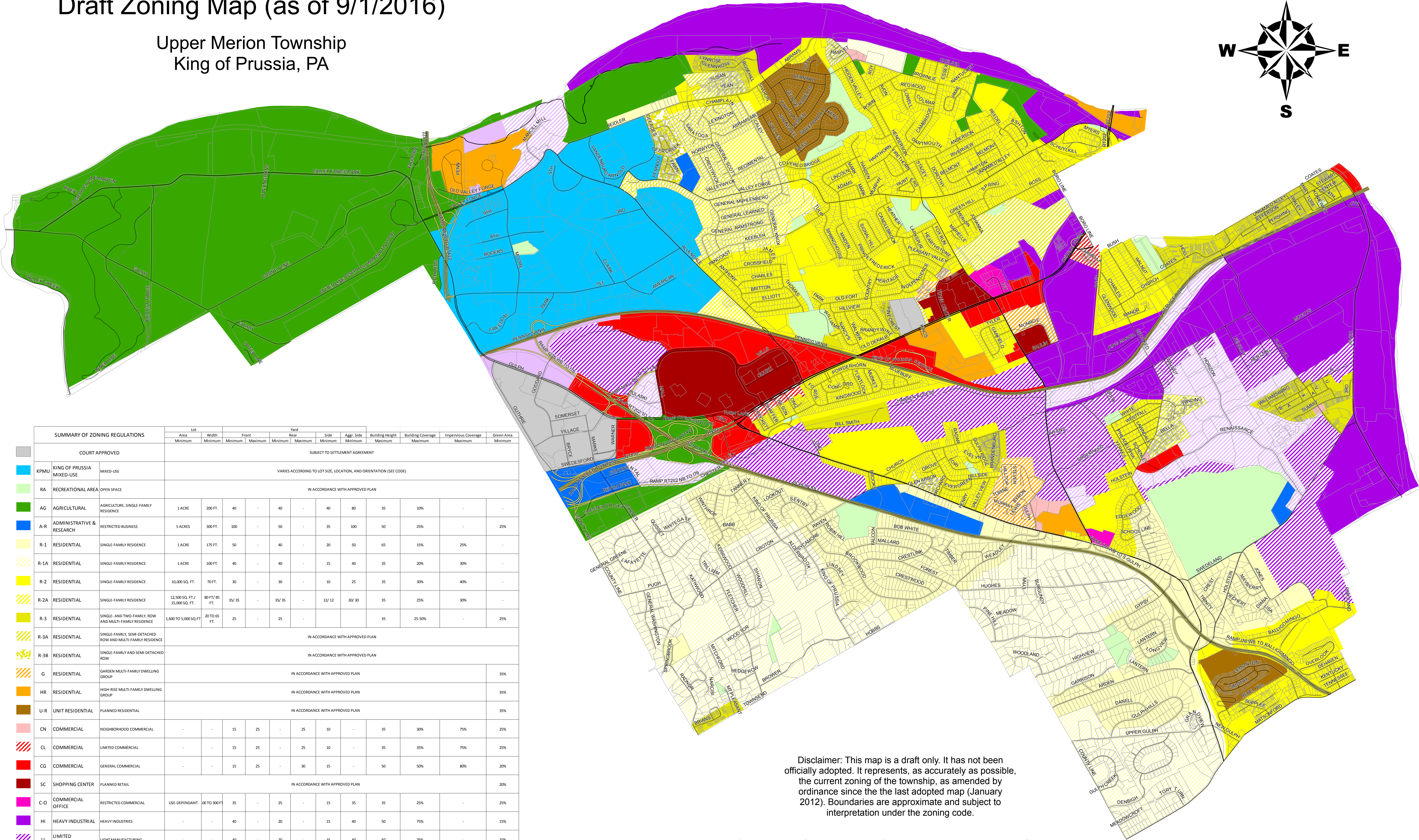
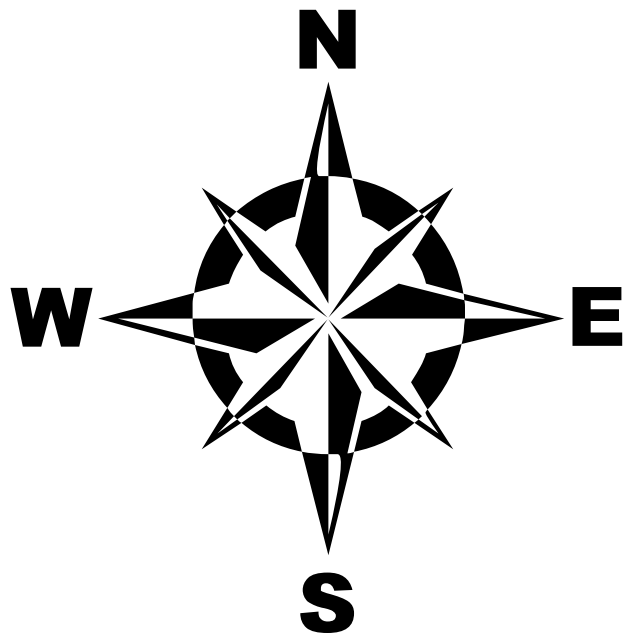


Draft Zoning Map (as of 9/1/2016)

Upper Merion Township
King of Prussia, PA



SUMMARY OF ZONING REGULATIONS			Lot		Width		Front		Yard		Side	Age	Side	Building height	Building Coverage	Impervious Coverage	Green Area
			Area	Minimum	Minimum	Minimum	Maximum	Minimum	Rear	Maximum	Minimum	Minimum	Minimum	Maximum	Maximum	Maximum	Minimum
COURT APPROVED			SUBJECT TO SETTLEMENT AGREEMENT														
KPMU	KING OF PRUSSIA MIXED-USE	MIXED-USE	VARIES ACCORDING TO LOT SIZE, LOCATION, AND ORIENTATION (SEE CODE)														
RA	RECREATIONAL AREA	OPEN SPACE	IN ACCORDANCE WITH APPROVED PLAN														
AG	AGRICULTURAL	AGRICULTURE, SINGLE-FAMILY RESIDENCE	1 ACRE	200 FT.	40	-	40	-	40	-	40	80	35	10%	-	-	-
A-R	ADMINISTRATIVE & RESEARCH	RESTRICTED BUSINESS	5 ACRES	300 FT.	100	-	50	-	35	100	50	25%	-	25%	-	-	-
R-1	RESIDENTIAL	SINGLE-FAMILY RESIDENCE	1 ACRE	175 FT.	50	-	40	-	20	50	65	15%	25%	-	-	-	-
R-1A	RESIDENTIAL	SINGLE-FAMILY RESIDENCE	1 ACRE	100 FT.	40	-	40	-	15	40	35	20%	30%	-	-	-	-
R-2	RESIDENTIAL	SINGLE-FAMILY RESIDENCE	10,000 SQ. FT.	70 FT.	30	-	30	-	10	25	35	30%	40%	-	-	-	-
R-2A	RESIDENTIAL	SINGLE-FAMILY RESIDENCE	12,500 SQ. FT./ 15,000 SQ. FT.	80 FT./ 85 FT.	35/ 35	-	35/ 35	-	12/ 12	30/ 30	35	25%	30%	-	-	-	-
R-3	RESIDENTIAL	SINGLE- AND TWO-FAMILY, ROW AND MULTI-FAMILY RESIDENCE	1,000 TO 5,000 SQ. FT.	20 TO 65 FT.	25	-	25	-	-	-	35	25-50%	-	25%	-	-	-
R-3A	RESIDENTIAL	SINGLE-FAMILY, SEMI-DETACHED ROW AND MULTI-FAMILY RESIDENCE	IN ACCORDANCE WITH APPROVED PLAN														
R-3B	RESIDENTIAL	SINGLE-FAMILY AND SEMI-DETACHED ROW	IN ACCORDANCE WITH APPROVED PLAN														
G	RESIDENTIAL	GARDEN MULTI-FAMILY DWELLING GROUP	IN ACCORDANCE WITH APPROVED PLAN														35%
HR	RESIDENTIAL	HIGH-RISE MULTI-FAMILY DWELLING GROUP	IN ACCORDANCE WITH APPROVED PLAN														35%
U-R	UNIT RESIDENTIAL	PLANNED RESIDENTIAL	IN ACCORDANCE WITH APPROVED PLAN														35%
CN	COMMERCIAL	NEIGHBORHOOD COMMERCIAL	-	-	15	25	-	25	10	-	35	30%	75%	25%	-	-	-
CL	COMMERCIAL	LIMITED COMMERCIAL	-	-	15	25	-	25	10	-	35	35%	75%	25%	-	-	-
CG	COMMERCIAL	GENERAL COMMERCIAL	-	-	15	25	-	30	15	-	50	50%	80%	20%	-	-	-
SC	SHOPPING CENTER	PLANNED RETAIL	IN ACCORDANCE WITH APPROVED PLAN														20%
C-O	COMMERCIAL OFFICE	RESTRICTED COMMERCIAL	USE-DEPENDANT	100 TO 300 FT	35	-	25	-	15	35	35	25%	-	25%	-	-	-
HI	HEAVY INDUSTRIAL	HEAVY INDUSTRIES	-	-	40	-	20	-	15	40	50	75%	-	15%	-	-	-
LI	LIMITED INDUSTRIAL	LIGHT MANUFACTURING	-	-	40	-	20	-	15	40	50	75%	-	15%	-	-	-
SM	SUBURBAN METROPOLITAN	RESTRICTED LIGHT MANUFACTURING	2 ACRES	-	50	-	20	-	25	75	50	33-33%	-	20%	-	-	-
SM-1	SUBURBAN METROPOLITAN	RESTRICTED LIGHT MANUFACTURING	1 ACRE	-	40	-	20	-	15	40	50	50%	-	15%	-	-	-

Disclaimer: This map is a draft only. It has not been officially adopted. It represents, as accurately as possible, the current zoning of the township, as amended by ordinance since the the last adopted map (January 2012). Boundaries are approximate and subject to interpretation under the zoning code.

