

Land for Sale ~ 4.02 Acre Lot in Franconia Township, W Cherry Lane, Souderton , PA 18964 ~ \$350,000



4.02 acre lot located in Franconia Township, Montgomery County, PA. Zoned R-100- Residential district with up to 5 lot subdivision possible. Property includes public utilities, public water- North Penn Water, public sewer- Franconia Township and is in walking distance of downtown Souderton. 586' road frontage. Tax parcel # 34-00-00764-003



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ZONING CODE

Per the municipality, this lot and structure are located in the **R-100 Residential** zoning district.

ARTICLE VII

R-100 Residential District

[Amended 1-6-1975 by Ord. No. 82; 9-14-1981 by Ord. No. 106; 4-9-1984 by Ord. No. 113; 11-12-1984 by Ord. No. 116; 5-12-1986 by Ord. No. 128; 7-14-1986 by Ord. No. 131; 6-8-1987 by Ord. No. 135; 7-10-1995 by Ord. No. 222; 3-11-1996 by Ord. No. 232; 9-18-2006 by Ord. No. 340]

§ 145-37. Applicability.

In an R-100 Residential District, the following regulations shall apply.

§ 145-38. By-right use regulations.

A building may be erected, altered and used, and a lot may be used and occupied for any of the following purposes, and no other.

- A. Agriculture.
- B. One single-family detached dwelling.
- C. Open space.
- D. Municipal use.
- E. Accessory use to any of the above by-right uses subject to the regulations in § 145-18, including family day-care provided in a single-family detached dwelling, as defined in § 145-5 under "child day-care" and pursuant to the standards in Article XXXI.

§ 145-38.1. Special exception regulations.

A building may be erected, altered and used, and a lot may be used or premises occupied for any one of the following purposes and no other, when authorized as a special exception.

- A. In-law suite, as defined in § 145-5 and as regulated in § 145-157.
- B. Group day-care home, as defined in § 145-5 and as regulated in Article XXXI.
- C. Family-care facility or group-care facility, in accordance with the regulations in § 145-28.1.

§ 145-39. Dimensional regulations for by-right uses.

The following dimensional regulations shall apply to all uses unless greater restrictions are enumerated in referenced regulations for special exception uses.

- A. Lot area. A lot area of not less than 25,000 square feet shall be provided for every use or principle building erected thereon.
- B. Lot width. A lot width of not less than 100 feet shall be provided at the building setback line for every use or principle building erected thereon.
- C. Front yard. There shall be a front yard on every lot which shall be not less than 50 feet in depth.
- D. Side yards. There shall be two side yards on every lot, each of which shall be not less than 15 feet in width, with a combined width requirement of not less than 40 feet.
- E. Rear yards. There shall be a rear yard on every lot which shall not be less than 30 feet.
- F. Corner lots. There shall be a front yard on every street frontage and all remaining yards shall be treated as rear yards.
- G. Accessory structures. Accessory structures shall be subject to the restrictions in § 145-18 and the following dimensional regulations.
 - (1) An accessory structure to a single-family detached dwelling may be located within 10 feet of the side or rear property line if located in the rear quarter of a lot. In the case of a corner lot, all accessory structures shall respect the front yard setback of all streets.
- H. Building coverage. The maximum building coverage on a lot shall be 25%.
- I. Impervious coverage. The maximum impervious coverage on a lot shall be 40%.
- J. Height restrictions.
 - (1) The maximum height for buildings or structures erected or enlarged in the R-100 Residential District shall be 35 feet, not exceeding 2 1/2 stories.
 - (2) For accessory structures, the maximum height shall be 14 feet not exceeding one story.

§ 145-40. Additional regulations for all uses.

- A. Public water and public sewerage.
- B. Parking: in accordance with Article XIX.

- C. Signs: in accordance with Article XX.
- D. General provisions: in accordance with Article IV.
- E. Floodplain regulations: in accordance with Article XVIII.
- F. Natural resource regulations: in accordance with Article XXVI.
[Amended 11-19-2018 by Ord. No. 400]
- G. (Reserved)¹
- H. Landscape regulations: in accordance with the Land Development and Subdivision Ordinance.²
- I. Detention basin regulations: in accordance with the Land Development and Subdivision Ordinance.





