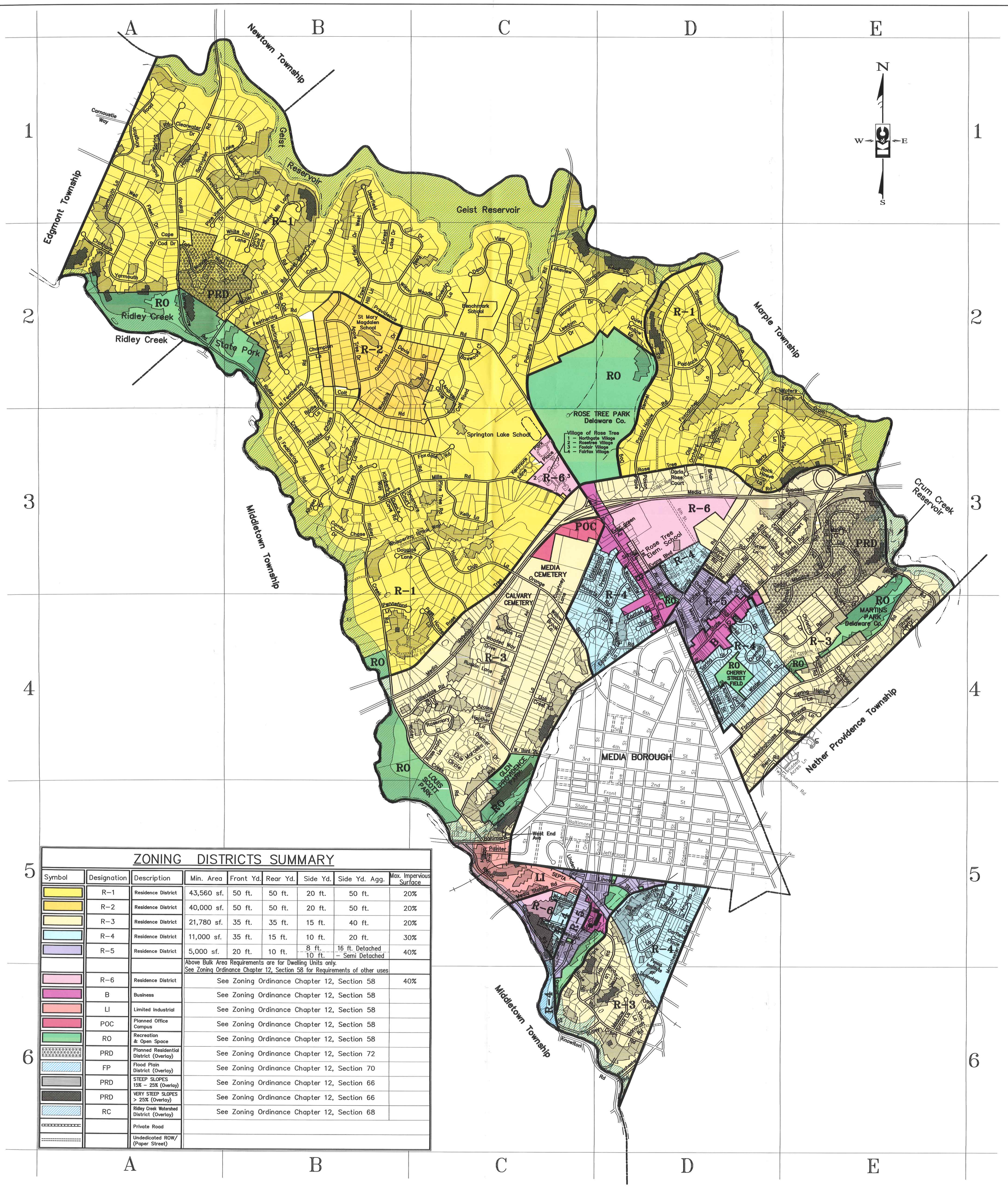

ZONING DISTRICTS SUMMARY

Symbol	Designation	Description	Min. Area	Front Yd.	Rear Yd.	Side Yd.	Side Yd. Agg.	Max. Impervious Surface
	R–1	Residence District	43,560 sf.	50 ft.	50 ft.	20 ft.	50 ft.	20%
	R–2	Residence District	40,000 sf.	50 ft.	50 ft.	20 ft.	50 ft.	20%
	R–3	Residence District	21,780 sf.	35 ft.	35 ft.	15 ft.	40 ft.	20%
	R–4	Residence District	11,000 sf.	35 ft.	15 ft.	10 ft.	20 ft.	30%
	R–5	Residence District	5,000 sf.	20 ft.	10 ft.	8 ft. 10 ft.	16 ft. Detached – Semi Detached	40%
			Above Bulk Area Requirements are for Dwelling Units only. See Zoning Ordinance Chapter 12, Section 58 for Requirements of other uses					
	R–6	Residence District	See Zoning Ordinance Chapter 12, Section 58					40%
	B	Business	See Zoning Ordinance Chapter 12, Section 58					
	LI	Limited Industrial	See Zoning Ordinance Chapter 12, Section 58					
	POC	Planned Office Campus	See Zoning Ordinance Chapter 12, Section 58					
	RO	Recreation & Open Space	See Zoning Ordinance Chapter 12, Section 58					
	PRD	Planned Residential District (Overlay)	See Zoning Ordinance Chapter 12, Section 72					
	FP	Flood Plain District (Overlay)	See Zoning Ordinance Chapter 12, Section 70					
	PRD	STEEP SLOPES 15% – 25% (Overlay)	See Zoning Ordinance Chapter 12, Section 66					
	PRD	VERY STEEP SLOPES > 25% (Overlay)	See Zoning Ordinance Chapter 12, Section 66					
	RC	Ridley Creek Watershed District (Overlay)	See Zoning Ordinance Chapter 12, Section 68					
		Private Road						
		Undedicated ROW/ (Paper Street)						

OVERLAY NOTES:

1. THE STEEP SLOPE AND VERY STEEP SLOPE DELINEATION'S ARE BASED ON U.S.G.S. CONTOUR DATA (10' INTERVALS) FOR THE MEDIA AND LANDSDOWNE QUADRANGLES DATED 1984.

2. THE STEEP SLOPE ORDINANCE DEFINES STEEP SLOPES AS 15% TO 25% AND VERY STEEP SLOPES AS GREATER THAN 25% AS DETERMINED BY THE CHANGE IN ELEVATION OVER A HORIZONTAL DISTANCE OF 100 FEET.

3. THE STEEP SLOPE OVERLAY IS FOR REFERENCE PURPOSES ONLY. ACTUAL STEEP AND VERY STEEP SLOPE DETERMINATIONS MUST BE VERIFIED BASED ON AN ACTUAL FIELD SURVEY AND THE REQUIREMENTS SET FORTH IN THE ZONING ORDINANCE.

4. THE FLOOD PLAIN DISTRICT OVERLAY DELINEATION IS BASED ON THE FLOOD INSURANCE RATE MAPS FROM THE FEDERAL INSURANCE MANAGEMENT AGENCY DATED NOVEMBER 18, 2009. THE FLOOD PLAIN DISTRICT OVERLAY IS FOR REFERENCE ONLY, AND ACTUAL BOUNDARY MUST BE VERIFIED.

ZONING MAP

TOWNSHIP OF UPPER PROVIDENCE

Delaware County
Pennsylvania

August 2016

19	10–13–09	523 South Ave–Variace to Construct R–6 Regs
18	7–22–04	550 Farnum, 14 Collins, Media Line Road
17	1–30–04	Added "Amanda Drive"
16	11–30–00	Pennsford Lane Added
15	11–30–00	West 3rd Street Added
14	11–30–00	Streets and Lots added to Wright Subdivision
13	11–1–99	Steep Slope and Very Steep Slopes Added
12	6–26–03	605 South Avenue
11	2–13–03	308 Woodland Avenue
10	11–14–02	Mar – J
9	7–11–02	Middletown Investors, Idlewild Lane
8	4–11–02	Koestel., 1021 2nd Avenue
7	3–14–02	Freeburg, 501 South Avenue
6	3–14–02	Watermill
5	02–14–02	Stroh, Pine View Drive
4	11–08–01	Whispering Brook Way, Hammond
3	08–09–01	Pickard – Muhlenberg
2	5–11–01	Moll, Dog Kennel Rd.
1	7–13–00	Logan, Highland Ave
	APPROVED	NAME OF SUBDIVISION

REV.	DATE	DESCRIPTION	BY
12	6–2–21	600 Park Ave as B–Business	TJB
11	8–22–16	Revise Zoning District Summary	RC
10	4–23–12	Added New Subdivisions, Street Names	LWF
9	11–30–10	Puzzle Face Properties	CMG
8	12–15–09	Creighton Subdivision	KMM
7	2–18–09	Kenmore Lane	KMM
6	4–05–07	Creighton Shown For General Reference	KMM
5	7–22–04	550 Farnum, 14 Collins, Media Line Road	KMM
4	1–30–04	Added "Amanda Drive"	KMM
3	7–23–03	Added 12 Subdivisions *See Table This Sheet	KMM
2	11–30–00	Pennsford Lane Added	LMB
		West 3rd Street Added	
		Streets and Lots added to Wright Subdivision	
1	11–1–99		CGK

STREET INDEX KEY

STREET NAME	GRID	STREET NAME	GRID	STREET NAME	GRID	STREET NAME	GRID	STREET NAME	GRID
ALYSSA DRIVE	B–3	DEERFIELD DRIVE EAST	B–1, B–2	JACQUES LANE	B–3	PARK AVENUE	C–6, D–5	SUMMIT ROAD	D–3, D–4
AMANDA LANE	D–5	DEERFIELD DRIVE WEST	B–1, B–2	KELLY LANE	C–3	PARK PLACE	C–3	SYCAMORE COURT	B–3
ANDREW CIRCLE	C–2	DIEMER DRIVE	C–4	KENMORE LANE	C–3	PARKVIEW CIRCLE	E–3	SYCAMORE MILLS ROAD	B–3, C–3
APPLE TREE DRIVE	B–2	DOG KENNEL ROAD	D–2, D–3	KIMBERLY WAY	B–3	PAXON HOLLOW ROAD	D–2, D–3	SYCAMORE ROAD	D–3
AUTUMN LANE	D–4	DOGWOOD ROAD	E–4	KIMBERWICK ROAD	B–2, B–3, C–3	PAXON PLACE	D–3	THIRD STREET (PAPER)	D–3
AZALEA LANE	C–4	DORA DRIVE	D–4	KINGSTON ROAD	A–1	PENNSFORD LANE	B–4	TIMBERJUMP LANE	D–2
BALTIMORE PIKE	C–5	DOUGLAS LANE	B–3	KIRK LANE	C–3, C–4	PICKERING LANE	D–3	TOFT WOODS WAY	A–2
BANCROFT ROAD	D–6	DOWN STREET	D–3	KNOWLTON ROAD	C–6, D–6	PIN OAK DRIVE	B–2	TURNER LANE	D–3
BENT ROAD	D–4	DUNNS COVE ROAD	B–3	LAKEVIEW DRIVE	C–2	PINE STREET (PAPER)	C–3	TWYCKENHAM ROAD	D–4
BERRY LANE	D–3, E–3	DYANNA LANE	E–4	LAKEWOOD DRIVE	B–1	PINE TREE ROAD	C–3	VALLEY VIEW ROAD	D–3
BIRNAM WOOD LANE	D–2	EASTWOOD ROAD	C–3	LEEDOM DRIVE	C–2	PINEVIEW DRIVE	A–1	VICTORIA SQUARE	C–5, D–5
BISHOP HOLLOW ROAD	A–1, A–2	EBIE CIRCLE	C–4	LETITIA LANE	D–5	POST HOUSE LANE	C–4	VILLAGE OF ROSE TREE	C–3
BOBBIN MILL ROAD	D–4, E–4	EDGEMONT STREET	D–5	LINCOLN STREET	D–5	PRESTON ROAD	D–3	WATER MILL LANE	B–1, B–2
BOXWOOD COURT	C–2	EDGEWOLD LANE	D–4	LINDEN AVENUE (PAPER)	D–3	PROVIDENCE ROAD	A–1, B–2, C–3, D–4, D–5	WATERS EDGE	E–2
BRAVES TRAIL LANE	E–4	EVANS BOULVARD	D–3	LINDEN LANE	C–5	QUIET HOLLOW LANE	D–2	WELDON STREET	C–5
BRIDLE LANE	B–3	EVERGREEN AVENUE	D–3	MANCHESTER AVENUE	D–6	RACHEL DRIVE	D–5	WELL FLEET DRIVE	A–1, A–2
BRIAR LANE	D–3	FAIRFAX VILLAGE	C–3	MANCHESTER ROAD	D–6	RADNOR STREET	D–5	WEST END AVENUE	C–5
CALABRESE DRIVE	D–3	FARNUM ROAD	D–4, E–4	MANCIL ROAD	D–4	RIDGE ROAD	D–4	WEST THIRD STREET	C–4
CAMBY CHASE DRIVE	B–3	FAWN HILL LANE	B–2	MANSION DRIVE	C–2, D–2	RIDLEY CREEK ROAD	B–2, B–3, C–4, C–5, D–6	WHISPERING BOOK WAY	C–3
CAPE COD DRIVE	A–2	FIRST AVENUE	D–3	MAPLE AVENUE	D–3	ROBERTS ROAD	C–3, D–3, D–4	WHITETAIL LANE	B–2
CARLTON PLACE	D–4	FIFTH STREET (PAPER)	D–3	MAPLE AVENUE (PAPER)	D–3	ROBIN HILL ROAD	B–4, C–4	WILDFLOWER LANE	E–4
CARNOUSTIE WAY	A–1	FOREST LAKE DRIVE	B–2	MARCELLA LANE	C–4	ROBIN ROAD	D–3	WILLOWBROOK LANE	C–4
CEDAR AVENUE (PAPER)	D–3	FOURTH STREET (PAPER)	D–3	MARTINGALE ROAD	B–2	ROCKHOUSE LANE	D–3	WILTON WOODS LANE	B–2, C–2
CEDAR HILL LANE	E–3	FOXCATCHER LANE	D–2, D–3	MEADOWBROOK LANE	D–6	ROSE HILL ROAD	C–6	WINTER LANE (PAPER)	E–4
CEDAR MEADOW LANE	E–3	FOXCHASE LANE	B–3	MEDIA BY–PASS	C–4, D–3, E–3	ROSE TREE ROAD	B–4, C–3, C–4, D–3 E–3	WINTER STREET	D–4
CHAMPION LANE	B–2	FOXDALE ROAD	C–3	MEDIA STATION ROAD	C–5	ROSE TREE VILLAGE	C–3	WINTER STREET (PAPER)	E–4
CHAPEL HILL ROAD	A–2, B–2	FOXLAIR VILLAGE	C–3	MEETINGHOUSE LANE	D–4, E–4	ROSEMARY CIRCLE	C–4	WOODCLIFFE AVENUE	D–3
CHATHAM PLACE	A–2	GARFIELD PLACE	D–5	MEGHAN CIRCLE	E–3	ROSEMARY LANE	C–4	WOODCREST LANE	D–6
CHERRY STREET	D–4	GAYLEY STREET	D–5	MILL BROOK LANE	E–3, E–4	RUSKIN LANE	C–4	WOODED WAY DRIVE	C–4
CHRISTINE LANE	E–4	GEIST VIEW CIRCLE	B–2	MORGAN LANE	C–4	SANDYBANK ROAD	D–3, D–4	WOODHILL LANE	B–2, C–2
CLAY STREET	D–4	GILBERT STREET	E–3	NORTH FEATHERING ROAD	B–2	SCHOOL LANE	D–3	WOODLAND AVENUE	C–5
CLEARWATER DRIVE	A–1	GORDONS DRIVE	B–2	NORTHGATE VILLAGE	C–3	SECOND AVENUE	D–3	WOODVIEW LANE	D–4
COLLINS AVENUE	D–3	GREENHILL ROAD	D–4	OAK CREST LANE	C–4	SHADELAND AVENUE	C–5	YARMOUTH LANE	A–1, A–2
COLT ROAD	B–2, C–2	HARE STREET	D–4	OAK LANE	D–6	SHADY HILL ROAD	D–5, D–6	**PARK NAME**	**GRID**
COPPLES LANE (PAPER)	E–4	HEATHER LANE	C–4	OAKVIEW DRIVE	D–4	SIXTH STREET (PAPER)	D–3	CHERRY STREET FIELD	D–4
COURTNEY LANE	C–3	HIDDEN ACRES LANE	E–4	OLD MILL DRIVE	E–3	SOUTH AVENUE	C–5	GLEN PROVIDENCE PARK	C–4, C–5
COVE LANE	B–2	HIGHLAND AVENUE	C–4	OLD ORCHARD ROAD	D–3	SOUTH FEATHERING ROAD	B–3	G.D. HOUTMAN PARK	D–5
COVENTRY LANE	C–2	HIGHVIEW LANE	D–3	OLD STATE ROAD	D–3, E3	SPRING HOLLOW LANE	E–4	LOUIS SCOTT PARK	C–4, C–5
CRUM CREEK ROAD	E–3, E–4	HILL TOP AVENUE	C–5	OLIVE STREET	D–4, D–5	SPRING HUNT LANE	B–2	MARTIN PARK	E–3, E–4
DALE ROAD	C–4	HILLENDALE ROAD	C–4	ORANGE STREET	C–3, C–5, C–6	SPRING STREET	D–4	MURIEL JAISOHN MEM. HOUSE	D–5
DAM VIEW DRIVE	C–2	HUNT CLUB LANE	C–3	OSAGE LANE	D–6	SPRINGTON LAKE ROAD	A–1, B–1	RAY ROCHE PARK	D–4
DARIA ROSE COURT	D–3	IDLEWILD CIRCLE	D–5	OVERHILL CIRCLE	D–4	SQUIRREL LANE	D–5	RIDLEY CREEK STATE PARK	A–2, B–2
DASH AVENUE	D–3	IDLEWILD LANE	D–5	OVERHILL ROAD	D–3, D–4	STATE ROAD	D–3, D–4, E–3	ROSE TREE PARK	C–2, C–3, D–2, D–3
DASH STREET	E–3	INDIAN SPRING ROAD	A–1	PADDOCK LANE	D–2	STEEPLECHASE DRIVE	B–2, B–3	THOMPSON PARK	D–4
DAVIS DRIVE	B–2, C–2	JACKSON STREET	D–5	PAINTER STREET	C–5	STRAWBERRY LANE	E–4	WELDON TOT LOT	C–5
DAYTON CIRCLE	E–3			PALMERS MILL ROAD	C–1, C–2	SUMMER STREET	D–4	MUNICIPAL BUILDING	D–4

GRAPHIC SCALE

1000 0 500 1000 2000 4000

(IN FEET)
1 inch = 1000 ft.

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