



ZONING TABLE
 Zoning District C-3 General Business/Industrial District
 §200-47.A Supplemental Regulations - Age Qualified Communities

Use	Max % of Units	Max Height
Single Family Detached	60%	35'
Single Family Attached	60%	45'
Multi-family Buildings	40%	65'
Office Retail	NA	35'

(Max 600 sf/Acre GFA)

Use	Prop. Line	Adj. Bldg.	Park. (Side)	Park. (Front)	Local ROW	New Street	Priv. Street
Single Family Detached	50'	15'	10'	15'	25'	15'	
Single Family Attached	50'	20'	10'	15'	25'	15'	
Multi-family Buildings	50'	25'	10'	15'	25'	15'	
Retail	80'	30'	10'	10'	40'	20'	
Office/Retail	60'	30'	10'	15'	40'	20'	

	Required	Provided
Minimum Open Space	20%	>20%
Maximum Density	4.6 Units/Acre	4.60 Units/Acre
Max Tract Impervious	60% of Gross Site	<60%
Minimum Recreational Land	350 sf/Unit	>350 sf/Unit

Parking Spaces
 - Minimum Parking Setback - 15' from Property Line
 - Dwellings: Minimum 2 spaces per Dwelling Unit
 - Retail: Minimum 1 space per 200 sf of Gross Building Area
 - Office: Minimum 1 space per 250 sf of Gross Building Floor Area
 - Minimum Stall Dimensions - 9'x18'
 - Minimum Drive Aisle Width - 22'

SITE CALCULATIONS

Open Space
 Open Space Provided: 32,526 sf (0.75 Acres)
 0.75 Acres / 3.48 Acres = 21.6% (Compliant)

Density
 16 Units / 3.48 Acres = 4.6 DU/Acre (Compliant)

Impervious

Roads	24,448 sf
Sidewalks	2,806 sf
Driveways	5,600 sf
Buildings	26,880 sf
Total	59,734 sf (1.37 ac)
Impervious Cov.	39% (Compliant)

Recreational Land
 Recreation Land Provided : 5,628 sf
 5,628 sf / 16 Units = 351 sf per Unit (Compliant)

YIELD PLAN
D.R. HORTON - LANGHORNE
 138 OLD OXFORD VALLEY RD
 LANGHORNE, PA 19047

DATE: 11/18/24 SCALE: 1"=60'

