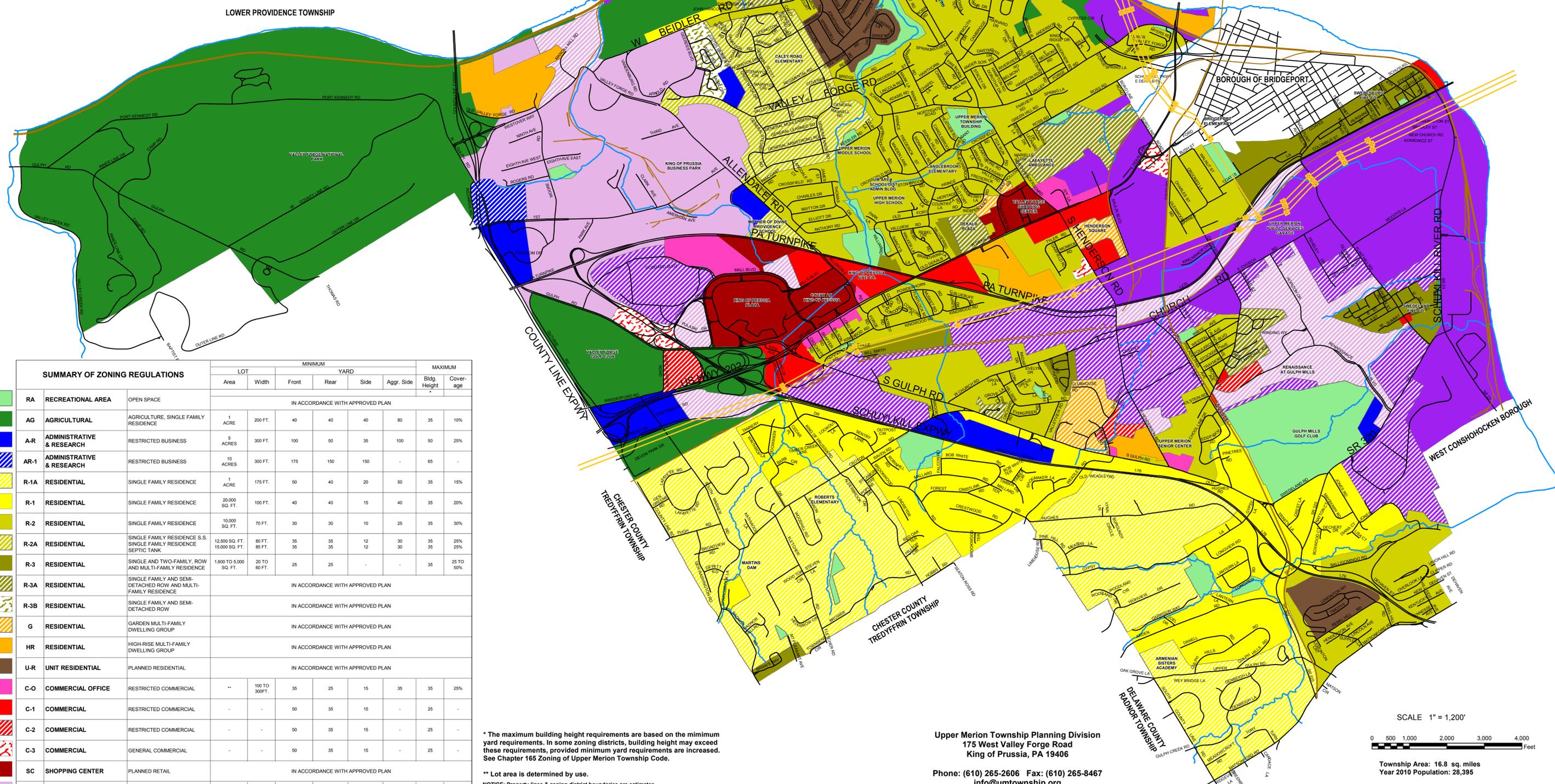


OFFICIAL ZONING MAP

Upper Merion Township

KING OF PRUSSIA, PENNSYLVANIA



SUMMARY OF ZONING REGULATIONS

ZONING DISTRICT	DESCRIPTION	OPEN SPACE	LOT		YARD					MAXIMUM	
			Area	Width	Front	Rear	Side	Aggr. Side	Bldg. Height	Coverage	
RA	RECREATIONAL AREA	OPEN SPACE	IN ACCORDANCE WITH APPROVED PLAN								
AG	AGRICULTURAL	AGRICULTURE, SINGLE FAMILY RESIDENCE	1 ACRE	200 FT.	40	40	40	80	35	10%	
A-R	ADMINISTRATIVE & RESEARCH	RESTRICTED BUSINESS	5 ACRES	300 FT.	100	50	35	100	50	25%	
AR-1	ADMINISTRATIVE & RESEARCH	RESTRICTED BUSINESS	10 ACRES	300 FT.	175	150	150	-	65	-	
R-1A	RESIDENTIAL	SINGLE FAMILY RESIDENCE	1 ACRE	175 FT.	50	40	20	50	35	15%	
R-1	RESIDENTIAL	SINGLE FAMILY RESIDENCE	20,000 SQ. FT.	100 FT.	40	40	15	40	35	20%	
R-2	RESIDENTIAL	SINGLE FAMILY RESIDENCE	10,000 SQ. FT.	70 FT.	30	30	10	25	35	30%	
R-2A	RESIDENTIAL	SINGLE FAMILY RESIDENCE S.S. SEPTIC TANK	12,500 SQ. FT. / 15,000 SQ. FT.	80 FT. / 85 FT.	35 / 35	35 / 35	12 / 12	30 / 30	35 / 35	25% / 25%	
R-3	RESIDENTIAL	SINGLE AND TWO-FAMILY, ROW AND MULTI-FAMILY RESIDENCE	1,600 TO 5,000 SQ. FT.	20 TO 60 FT.	25	25	-	-	35	25 TO 50%	
R-3A	RESIDENTIAL	SINGLE FAMILY AND 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								
HR	RESIDENTIAL	HIGH-RISE MULTI-FAMILY DWELLING GROUP	IN ACCORDANCE WITH APPROVED PLAN								
U-R	UNIT RESIDENTIAL	PLANNED RESIDENTIAL	IN ACCORDANCE WITH APPROVED PLAN								
C-O	COMMERCIAL OFFICE	RESTRICTED COMMERCIAL	**	100 TO 300 FT.	35	25	15	35	35	25%	
C-1	COMMERCIAL	RESTRICTED COMMERCIAL	-	-	50	35	15	-	25	-	
C-2	COMMERCIAL	RESTRICTED COMMERCIAL	-	-	50	35	15	-	25	-	
C-3	COMMERCIAL	GENERAL COMMERCIAL	-	-	50	35	15	-	25	-	
SC	SHOPPING CENTER	PLANNED RETAIL	IN ACCORDANCE WITH APPROVED PLAN								
SM	SUBURBAN METROPOLITAN	RESTRICTED LIGHT MANUFACTURING	2 ACRES	200 FT.	50	20	25	75	50	33.33%	
SM-1	SUBURBAN METROPOLITAN	RESTRICTED LIGHT MANUFACTURING	1 ACRE	-	40	20	15	40	50	50%	
LI	LIMITED INDUSTRIAL	LIGHT MANUFACTURING	-	-	40	20	15	40	50	75%	
HI	HEAVY INDUSTRIAL	HEAVY INDUSTRIES	-	-	40	20	15	40	80	75%	

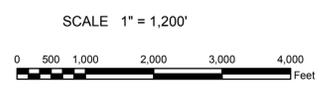
* The maximum building height requirements are based on the minimum yard requirements. In some zoning districts, building height may exceed these requirements, provided minimum yard requirements are increased. See Chapter 165 Zoning of Upper Merion Township Code.

** Lot area is determined by use.
 NOTICE: Property lines & zoning district boundaries are estimates. Final determination of zoning boundary dimensions shall be an option of Upper Merion Township.
 The U.S. Route 202 improvements completed in 2003, including the I-76 interchange improvements, are not shown on this map.

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UPPER MERION TOWNSHIP BOARD OF SUPERVISORS

Greg Philips Erika Spott William Jenaway Carole Kenney Greg Waks



Township Area: 16.8 sq. miles
 Year 2010 Population: 28,395

Adopted as ordinance 82 as amended. Approved by the Board of Supervisors of Upper Merion Township, Montgomery County, Pennsylvania, February 25, 1960. Revised January, 2012.