

Swarthmore Development and Affordability Task Force Report

Appendix L

Zoning Code for Duplexes: Sharon Hill, PA

Residential Conversions

Conversions of single-family detached dwellings and single-family semi-detached dwellings to two-unit dwellings shall be permitted by special exception in the R-1 and R-2 Residence districts in accordance with the following requirements:

1. In order to be eligible for conversion from one (1) to two (2) units, a dwelling shall have a floor area of not less than one thousand eight hundred (1,800) square feet, excluding basement space.
2. Two (2) off-street parking spaces shall be required for each unit created by the conversion.
3. No external alterations inconsistent with the residential use and architectural character of the neighborhood shall be permitted.
4. Each unit shall be a complete, separate housekeeping unit that is independent of any other unit.
5. All utility connections shall meet utility company standards.
6. The maximum number of units created shall be two (2).
7. Conversions on lots where there is currently no sidewalk shall install a sidewalk along the frontage of the property.
8. Prior to conversion, the applicant shall obtain a permit from the Zoning Officer.
9. Applications for conversions shall contain the following items:
 - a. Floor plan showing the layout, including all dimensions of each unit.
 - b. Site development plan showing and locating the dwelling and other existing buildings; all property lines; any proposed additions; building setback lines; location, size and extent of all underground utilities; length, width and function of all

rights-of-way and easements; required parking spaces; and the 100-year floodplain.

- c. All plans shall be drawn to a scale of not less than one (1) inch equals four (4) feet for the floor plans and one (1) inch equals twenty (20) feet for the site development plans.
10. After Borough Council approves the application, the Zoning Officer shall issue a permit for the conversion.