

Appendix E

Schedule of Regulations

<p>In determining required yard spaces for all land users in any zoning district, the determination of such yard spaces shall be the distance from the building or structure on the lot of the nearest lot line. For those lots adjacent to arterial or collector streets, as identified on the Township's Comprehensive Development Plan, the yard spaces, shall be measured from the proposed future right-of-way line for such thoroughfare to the building or structure or any permitted uses.</p>
<p>In the residential district, the width of side yards, which abut upon a street on the same side or on the opposite side of the same block, upon which other residential lots front, shall not be less than the required front yard setback for said homes which front upon said side street. All buildings, structures and accessory use shall maintain such required yard space.</p>
<p>The minimum floor area per dwelling unit shall not include area of basements, breezeways, parches or attached garages.</p>
<p>All accessory farm buildings for uses other than those usually incidental to the dwelling, shall be located not less than one hundred (100) feet from any dwelling and not less than twenty-five (25) feet from lot line or property boundary, with the exception that the main farm barn building shall not be less than one hundred fifty (150) feet from the front property line. This requirement shall not apply to the alteration or addition to an existing barn or other farm buildings, except dwellings, which are located closer to the road and which existed prior to the adoption of this ordinance.</p>
<p>For single-family dwellings unrelated to farm operations, the minimum site size shall be 8,000 sq. ft., with minimum lot width of eighty (80) feet. Residential Lots in the Westlawn Subdivision have a forty (40) feet minimum lot width and 4,000 sq. ft. minimum lot size per dwelling.</p>
<p>Maximum height for silos is sixty (60) feet; storage barn is forty (40) feet.</p>
<p>In all residential districts, the width of side yards for all buildings, structures and accessory uses which abut upon a street, on the same side of which other residential lots front in the same block, shall not be less than the required front yard setback for said homes.</p>
<p>The requirements of area, height, bulk and placement regulations, as they are usually applicable to office buildings and multiple dwelling, would be in certain cases of large scale developments, have results affording less protection to the public health, safety, and welfare than if a degree of flexibility were permitted. It is the intention of this section to provide a degree of flexibility to these regulations for large scale developments which qualify as planned multiple dwelling or office building projects. The permitting of these planned projects as specific exceptions can, in certain cases, increase the desirability and convenience to the residents and users of the planned projects without adverse effects on adjoining properties. Subject to the above intent, the Township Board may approve waivers in the regulations for the RM District in regard to area, height, bulk and placement requirements after a written advisory recommendation has been received from the Township Planning Commission, providing that the following conditions are met</p>
<ol style="list-style-type: none">1. Total floor space in all buildings on the lot may not exceed the gross lot area.2. Where building heights above thirty (3) feet are allowed, the minimum yard width between buildings and adjoining lot lines and between unconnected buildings on the same lot shall be at least forty (40) feet plus five (5) feet for each story in the building, the major portion of which is more than thirty (30) feet in height.3. Minimum lot area shall be two (2) acres.4. Lot must front upon an arterial thoroughfare.

Appendix E

Schedule of Regulations

	<p>Where multiple, row, terrace or efficiency dwellings are permitted in an R District, the required lot area per dwelling unit shall be computed as follows:</p> <table style="margin-left: 40px;"> <tr> <td>Efficiency Unit</td> <td style="text-align: right;">2000 sq. ft.</td> </tr> <tr> <td>One Bedroom Unit</td> <td style="text-align: right;">2500 sq. ft.</td> </tr> <tr> <td>Two Bedroom Unit</td> <td style="text-align: right;">3000 sq. ft.</td> </tr> <tr> <td>Three Bedroom Unit</td> <td style="text-align: right;">3500 sq. ft.</td> </tr> <tr> <td>Each Additional Room (excluding kitchen and bath)</td> <td style="text-align: right;">300 sq. ft.</td> </tr> </table>	Efficiency Unit	2000 sq. ft.	One Bedroom Unit	2500 sq. ft.	Two Bedroom Unit	3000 sq. ft.	Three Bedroom Unit	3500 sq. ft.	Each Additional Room (excluding kitchen and bath)	300 sq. ft.
Efficiency Unit	2000 sq. ft.										
One Bedroom Unit	2500 sq. ft.										
Two Bedroom Unit	3000 sq. ft.										
Three Bedroom Unit	3500 sq. ft.										
Each Additional Room (excluding kitchen and bath)	300 sq. ft.										
i.	<p>No multiple, row, terrace or efficiency dwelling structure or structures, shall be erected on a lot or parcel which has a width of less than two hundred (200) feet and an area less than two (2) acres)</p> <p>For every lot on which a multiple, row or terrace dwelling is erected, there shall be provided a yard space on each side of the lot. This yard space shall be increased beyond the yard spaces indicated by two (2) feet for each ten (10) feet or part thereof, by which the length of the multiple, row or terrace dwelling exceeds forty (40) feet in overall dimension, along the adjoining lot line.</p>										
j.	<p>Where two (2) or more multiple, row or terrace dwellings are erected upon the same lot, a minimum yard space of twenty (20) feet in width shall be provided between structures. This yard width shall be increased by two (2) feet for each ten (10) feet or part thereof, by which said multiple, row or terrace dwellings, having common yards, exceed forty (40) feet in length on that side of the dwelling facing the common yard.</p>										
k.	<p>Where multiple, row, terrace or efficiency dwellings are permitted in an RM District, the required floor space per unit shall be as follows:</p> <table style="margin-left: 40px;"> <tr> <td>Efficiency Unit</td> <td style="text-align: right;">350 sq. ft.</td> </tr> <tr> <td>One Bedroom Unit</td> <td style="text-align: right;">600 sq. ft.</td> </tr> <tr> <td>Two Bedroom Unit</td> <td style="text-align: right;">800 sq. ft.</td> </tr> <tr> <td>Three Bedroom Unit (plus eighty (80) sq. ft. for each bedroom over three (3) bedrooms in a dwelling unit)</td> <td style="text-align: right;">1000 sq. ft.</td> </tr> </table>	Efficiency Unit	350 sq. ft.	One Bedroom Unit	600 sq. ft.	Two Bedroom Unit	800 sq. ft.	Three Bedroom Unit (plus eighty (80) sq. ft. for each bedroom over three (3) bedrooms in a dwelling unit)	1000 sq. ft.		
Efficiency Unit	350 sq. ft.										
One Bedroom Unit	600 sq. ft.										
Two Bedroom Unit	800 sq. ft.										
Three Bedroom Unit (plus eighty (80) sq. ft. for each bedroom over three (3) bedrooms in a dwelling unit)	1000 sq. ft.										
l.	<p>For regulations of this district, refer to Section 15.302.</p>										
m.	<p>Side yards are not required along interior side lot lines if all walls abutting or facing such lot lines are of fireproof construction and wholly without windows or other openings. Under no condition shall a commercial building be built with other than fire proof construction.</p>										
n.	<p>Where any C-1 or C-2 District borders on a side street, whereon a residential zoning district exists in the same block, there shall be provided a setback of twenty (20) feet for all commercial buildings, and parking and loading areas.</p>										

Appendix E

Schedule of Regulations

	Max Lot Coverage %	Minimum Lot Size per Dwelling	Maximum Height of Buildings		Minimum yard Setbacks in Feet (a,b)				Minimum Floor Area Per Dwelling Unit (c)
			In Stories	In Feet	Front	At Least One	Total of Two	Rear	
AG Agricultural (d)	35	10acre(e)	2	25(f)	40	10	20	35	1000
R Single Family Residential	35	8,000 sq. ft.	2	25	40	10(g)	20	35	1000
RM Multiple Family Residential (h)	35	i	2	25	40	10(j)	(20j)	35	k
MH Mobile Home District (l)	-	-	-	-	-	-	-	-	-
C-1 Local Business	-	-	1	20	40	15(m,n)	30	25	-
C-2 General Business	-	-	2	40	40	15(m,n)	30	25	-
C-3 Institution Reuse	-	-	2	40	40	15(m,n)	30	25	-
M Industrial	100	-	2	40	40	15(m,n)	30	25	-