

Section 20-702 Table of District Regulations								
Zoning District	Lot Area (Sq ft)	Lot Width (ft)	Lot Depth (ft)	Setbacks			Lot Coverage (%)	Maximum Building Height (Stories)
				Front (ft)	Side (ft)	Rear (ft)		
RSA	30,000 9,900 (a)	100 80 (a)	200	20	10	25	25	2.5
RU-1	20,000 9,900 (a)	100 80 (a)	N/A	20	10	25	30	2.5
RU-2	20,000 9,900 (a)	100 80 (a)	400	20	20	25	N/A	2.5
RU-2 (three family homes)	26,300 16,500 (a)	150 130 (a)	400	20	20	25	N/A	2.5
RU-2 (four family homes)	29,600 19,600 (a)	180 150 (a)	400	20	20	25	N/A	2.5
RU-2 (duplexes, lodging houses and tourist homes)	23,000 13,200 (a)	120 105 (a)	400	20	20	25	N/A	2.5
RU-2 (garden apartments or townhouses)	1 ac		400	40	40	40	N/A	2.5
RU-3	(b)	N/A	N/A	80	80 100 (c)	80 100 (c)	N/A	2.5 (d)
RU-4	15 ac	N/A	N/A	(e)	(e)	(e)	N/A	2.5
SR	N/A	N/A	N/A	80	80 100 (c)	80 100 (c)	N/A	2.5
C-1 (Amended 10/04/05)	22,500	150*	150*	50*(g)	50*(g)	50*(g)	N/A	2.5
C-2 (Amended 10/04/05)	22,500	150*	150*	50*(h)	50*(h)	50*(h)	N/A	2.5
C-3	5 ac	200	N/A	80	80 100 (c)	80 100 (c)	N/A	2.5
M-1	4 ac 1 ac (f)	N/A	N/A	80	80 150 (c)	80 150 (c)	N/A	2.5
M-2	4 ac 2 ac (f)	N/A	N/A	80	80 200 (c)	80 200 (c)	N/A	2.5

Footnotes

- (a) For lots with municipal water and sewer
- (b) Minimum lot area shall be that necessary to meet required front, side and rear setbacks
- (c) When the lot line is adjacent to a single family residential zone
- (d) The height may be extended over 2.5 stories as long as it is within the firefighting capability of the township and is not a violation of other applicable township ordinances
- (e) See mobile home development provisions of the Site Regulation Article
- (f) 1 acre lots are permitted within an industrial park
- (g) At the discretion of the Planning Commission the minimum dimensions of the front and rear yard and the side yards may be adjusted so that the total of the front and rear yards is a minimum of 100 feet and the total of the side yards is a minimum of 100 feet, and provided any building or structure on the lot is located at a minimum of 30' from the road right of way and a minimum of 20' from the rear lot line and any property line abutting residential property. Any lot zoned C-1, as of the effective date of this ordinance, which does not meet the currently established minimum yard requirements may be used for any permitted C-1 use, provided the total of the front and rear yards equals at least 40% of the total lot depth, and the total of the side yards equals at least 40% of the lot width, and provided any building or structure on the lot is located at a minimum of 30' from the road right of way and a minimum of 20' from the rear lot line and any property line abutting residential property. The Planning Commission may, at its discretion require a buffer along any line abutting residential property.
- (h) At the discretion of the Planning Commission the minimum dimensions of the front and rear yard and the side yards may be adjusted so that the total of the front and rear yards is a minimum of 100 feet and the total of the side yards is a minimum of 100 feet, and provided any building or structure on the lot is located at a minimum of 30' from the road right of way and a minimum of 20' from the rear lot line and any property line abutting residential property. Any lot zoned C-2, as of the effective date of this ordinance, which does not meet the currently established minimum yard requirements may be used for any permitted C-2 use, provided the total of the front and rear yards equals at least 40% of the total lot depth, and the total of the side yards equals at least 40% of the lot width, and provided any building or structure on the lot is located at a minimum of 30' from the road right of way and a minimum of 20' from the rear lot line and any property line abutting residential property. The Planning Commission may, at its discretion require a buffer along any line abutting residential property.