

LAND USE

230 Attachment 1

Township of Delaware

**Table of Performance, Area, and Dimensional Regulations for the A-1 Zone (§ 230-16D)**  
 [Amended 2-14-2005 by Ord. No. 2005-03LU; 7-21-2008 by Ord. No. 2008-12LU;  
 9-26-2011 by Ord. No. 2011-11LU; 9-26-2011 by Ord. No. 2011-12LU]

Permitted Use	Minimum Size of Tract (acres)	Open Space Ratio <sup>1</sup>	Minimum Lot			Minimum Yard Setbacks (feet)				
			Area	Width <sup>2</sup> (feet)	Depth (feet)	Principal Building			Accessory Building <sup>8</sup>	
						Front	Side	Rear	Farm	Other
Single-family detached	3.0	—	3.0 acres	250	400	50	50	100	—	10/50
Single-family detached with lot size averaging	12.0	—	1.5 acres <sup>3</sup>	150	200	50	40	50	—	10/50
Single-family detached cluster	12.0	0.70	30,000 square feet <sup>4</sup>	115	250	25 <sup>5</sup>	15	40	—	10/50
Hamlet <sup>6</sup>	100	0.82	—	—	—	—	—	—	—	—
Open lands subdivision	24.0	0.50	1.5 acres <sup>9</sup>	115	400	25	15	40	—	10/50
Flag lot	4.0 <sup>7</sup>	—	4.0 acres <sup>7</sup>	Flagpole width: 50 feet	400	75	75	75	—	10/50
Lot on a private accessway	6.0	—	3.0 acres	150	400	25	25	75	—	10/50
Agriculture and other uses	3.0	—	3.0 acres	—	—	—	—	—	75	—

**NOTES:**

- <sup>1</sup> Open space ratio for the purpose of site capacity calculations. See § 230-115.
- <sup>2</sup> Width at required minimum building setback line measured from the existing or proposed right-of-way as set forth in the Delaware Township Master Plan.
- <sup>3</sup> Lots shall average three acres with no further subdivision permitted.
- <sup>4</sup> Each lot shall be of 1 1/2 acres with development permitted only in a 30,000 square foot area; development, except for a septic sewage disposal system, shall be prohibited on remaining land, which shall be deed-restricted open space.
- <sup>5</sup> Corner lots shall provide the minimum required front yard setback from both streets.

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- <sup>6</sup> Requires public sewage disposal system.
- <sup>7</sup> Lot size exclusive of the area of the flagpole.
- <sup>8</sup> Setbacks are determined by the size of the accessory building; less than or equal to 500 square feet is a ten-foot setback, greater than 500 square feet up to 900 square feet requires fifty-foot setback. See § 230-16E(4)(c) and (d).
- <sup>9</sup> Each lot shall be 1 1/2 acres; no development shall be permitted in deed-restricted open space.

**Additional Requirements**

1. Maximum gross density for all uses in the A-1 Zone shall be one dwelling unit for each three acres, except for hamlets (see § 230-27B) and open lands subdivision.
2. Maximum building height for all uses except agricultural buildings and structures in the A-1 Zone shall be 35 feet.
3. Impervious coverage shall be limited for all uses within the A-1 Zone. The purpose of a maximum impervious surface limit is to reduce stormwater runoff, control soil erosion and sedimentation and promote groundwater recharge. It is recognized that the reasonable use of smaller lots requires that they be permitted a higher ratio of impervious coverage to lot area than larger lots; the higher impervious surface ratio permitted in the development of smaller lots will be offset by the increased open space requirements associated with the creation of the smaller lots.

Maximum impervious surface ratios for all uses in the A-1 Zone shall be as follows:

<b>Lot Area</b>	<b>Ratio</b>
14,000 square feet or less	0.75
14,001 to 30,000 square feet	0.45
30,001 to 43,560 square feet	0.30
43,561 square feet to 2 acres	0.20
Over 2 acres to 3 acres	0.17
Over 3 acres to 4 acres	0.15
Over 4 acres to 5 acres	0.12
Over 5 acres	0.10

4. See § 230-111A(3) and (4) for applicable open space performance standards.