

LAND USE

230 Attachment 3

Township of Delaware

Schedule of Area Requirements for Other Zones (§ 230-24)

(See §§ 230-16D and 230-17D for standards pertaining to A-1 and A-2 Zones)
 [Amended 8-8-2005 by Ord. No. 2005-16LU; 10-30-2006 by Ord. No. 2006-23LU;
 3-26-2007 by Ord. No. 2007-07LU; 6-28-2010 by Ord. No. 2010-06LU]

Zone District	Maximum Gross Density (du/acre)	Minimum Lot Size			Minimum Yard Setbacks (feet)			
		Area	Width (feet)	Depth (feet)	Principal Building			Accessory Building
					Front	Side	Rear	
C-1 Zone ^{2,3,4,21}	1 d.u./ 3 acres	3.0 acres	250	400	70	50	100	Same as for principal building.
V-1 Zone ^{1,3,6,21}	1 d.u./ 0.459 acres	20,000 square feet	100	150	15 ⁵	20	40	See Note 7.
V-2 Zone ^{3,8,10,21}	1 d.u./ 3 acres	3.0 acres	150	400	25 ⁹	25	75	See Note 7.
I-2 Zone ^{11,13,21}	1 d.u./ 6 acres	6.0 acres	250	400	50	50	100	See Note 12.
V-3 Zone ^{3,17,18}	N.A.	²¹	75 ¹⁶	130	35 ¹⁹	10	50	See Note 20.
VE Zone ^{11,22}	1 d.u./ 2 acres ²³	N/A	Min. 85 ^{16,24} and max. 115 ^{16,24}	Min. 180 and max. 250	Min. 20 and max. 50	Min. 10 each and 42% of lot width combined	50	See Note 5.

NOTES:

- ¹ Requires access to public sewage disposal.
- ² See § 230-18C(1)(g) for setback requirements relating to pipelines and utility distribution lines.
- ³ Maximum building height: 2 1/2 stories or 35 feet, whichever is less.
- ⁴ See § 230-18C(1)(i) for minimum distance between buildings.
- ⁵ See § 230-19D(1)(d) for additional front yard setback requirements.
- ⁶ See § 230-19(1)(g) and (h) for setback requirements relating to pipelines and utility distribution lines.
- ⁷ See § 230-19D(2) for requirements.
- ⁸ See § 230-20D(1)(f) and (g) for setback requirements relating to pipelines and utility distribution lines.
- ⁹ See § 230-21D(1)(c) for front yard setback requirements.
- ¹⁰ See § 230-21D(2) for development requirements on lots with alternative design septic systems.
- ¹¹ Maximum building height: 35 feet.
- ¹² See § 230-22B for requirements.
- ¹³ See text (§ 230-22) for applicable regulations pertaining to quarrying in I-2 Zone.

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- ¹⁴ Minimum lot depth: 800 feet.
- ²⁵ See § 230-23, for minimum lot area standards by use.
- ¹⁶ Applies to both the minimum lot frontage (at street line) and minimum lot width (at front yard setback line).
- ¹⁷ Minimum lot depth: 130 feet.
- ¹⁸ Minimum distance, side to side, between dwellings 20 feet.
- ¹⁹ See § 230-23B(12) for staggered front yard setback requirements.
- ²⁰ See § 230-23B(13) for requirements.
- ²¹ Maximum lot (impervious surface) coverage shall be as provided for the A-1 and A-2 Zones at §§ 230-16D and 230-17D, respectively.
- ²² See § 230-20 for additional requirements.
- ²³ Base density for as-of-right market-priced dwellings only; low- and moderate-income affordable housing and bonus market-priced dwellings permitted in addition to, and excluded from, calculation of density.
- ²⁴ Maximum average for entire development of 105 feet.