

ZONING

400 Attachment 4

Township of Lebanon

Schedule I

Lot, Yard, Height and Bulk Requirements
[Amended 5-29-2002 by Ord. No. 2002-4]

	RC ⁶	R-5 ⁷	R-3	R-1 1/2	R-15	B-1 (NB) ⁴		B-2 (HB)	I
Minimum lot area	7.5 acres	5 acres	3 acres	1 1/2 acres	15,000 square feet	1 1/2 acres	20,000 square feet	1 1/2 acres	5 acres
Minimum yards:									
Front (feet)	50	50	50	50	30	50	30	50	50
Rear (feet)	50	50	50	50	30	50	50	50	50
Side:									
One (feet)	50	20	20	20	10	30	12	30	50
Both (feet)	100	50	50	50	25	60	25	60	100
Lot frontage ^{1,3} (feet)	350	200	200	200	100	200	100	200	200
Lot width ^{2,3} (feet)	350	250	250	200	100	200	100	200	200
Maximum height:									
Principal building	2 1/2 stories (35 feet)								45
Accessory structure	1 1/2 stories (15 feet) ⁵								20
Maximum coverage (building and paved areas)	—	—	—	—	—		40%	40%	40%

NOTES:

¹ For flag lots the minimum width of the access strip is 50 feet.

² Minimum lot width shall be maintained for a distance of at least 40 feet behind the front yard setback line.

³ On turnarounds at the ends of culs-de-sac and on curves with a radius of less than 300 feet, the minimum lot frontage is 50% of that required for regularly shaped lots in the zone and the minimum lot width is as provided in § 400-8B(2).

⁴ Where both a residence and business are on the same lot, the minimum area shall be 1 1/2 acres. Existing zone lots of record of less

than 1 1/2 acres but containing at least 20,000 square feet may be developed with a business use only.

⁵ The maximum height of an accessory structure in a residence zone may be increased to 2 1/2 stories or 30 feet if the accessory structure meets the minimum setback requirements of a principal structure.

⁶ See § 400-18 for development standards for open lands, clustering and lot averaging subdivisions.

⁷ See § 400-19 for development standards for open lands and lot averaging subdivisions.