

LAND DEVELOPMENT

255 Attachment 1

Township of Independence

Schedule of Limitations

[Amended 12-28-1989 by Ord. No. 89-28; 7-29-1991; 7-8-1997 by Ord. No. 97-8; 10-14-1997 by Ord. No. 97-12; 10-13-1998 by Ord. No. 98-6; 9-14-1999 by Ord. No. 99-4; 6-16-2003 by Ord. No. 03-9; 6-23-2008 by Ord. No. 2008-09; 6-9-2009 by Ord. No. 2009-03]

| Zone                               | Lot Size           | Lot Width Measured at Setback (feet) | Front Yard Setback From Right-of-Way (feet)                       | Rear Yard (feet) | Side Yard (feet)         | Building Height (feet) <sup>6</sup> | Minimum Unit Floor Area (square feet) | Maximum Lot Coverage | Gross Density Units per Acre |
|------------------------------------|--------------------|--------------------------------------|---|------------------|--------------------------|-------------------------------------|---------------------------------------|----------------------|------------------------------|
| AR                                 | 10 acres           | 400                                  | 100   | 50               | 50                       | 35 <sup>1</sup>                     | 1,000                                 |                      | 0.1                          |
| R-2                                | 2 acres            | 200                                  | 65 <sup>4</sup>   | 50               | 30                       | 35                                  | 1,000                                 | 20%                  | 0.5                          |
| R-1                                | 1 acre             | 150                                  | 50 <sup>4</sup>   | 30               | 30                       | 35                                  | 1,000                                 | 10%                  | 1.0                          |
| R-1/2                              | 20,000 square feet | 100                                  | 35  | 30               | 25                       | 35                                  | 1,000                                 | 15%                  | 0.46                         |
| R-3                                | 3 acres            | 300                                  | 75  | 75               | 50                       | 35                                  | 1,000                                 | 20%                  | 0.333                        |
| R-4                                | 4 acres            | 350                                  | 100   | 75               | 50                       | 35                                  | 2,000                                 | 20%                  | 0.25                         |
| PRD-4<br>PRD-IH<br>PSCRD<br>PRD-SC |                    |                                      | See § 255-111<br>See § 255-112<br>See § 255-113<br>See § 255-110  |                  |                          |                                     |                                       |                      |                              |
| RM                                 | 10 acres           | 450                                  | 65 from public right-of-way, 30 from interior development roadway | 60               | 60 from other structures | 35                                  | As provided in RM regulations         | 40%                  | 8.0                          |
| B                                  | 1 acre             | 150                                  | 60 <sup>3</sup>   | 25               | 25                       | 35                                  | —                                     | 50%                  | —                            |
| COM/PROF                           | 10 acres           | 400                                  | 150   | 75               | 75                       | 35                                  | —                                     | 50%                  | —                            |
| I                                  | 2 acres            | 250                                  | 75  | 50 <sup>2</sup>  | 75 <sup>2</sup>          | 35                                  | —                                     | 30%                  | —                            |
| IL                                 | 5 acres            | 300                                  | 75  | 50               | 75                       | 35                                  | —                                     | 30%                  | —                            |
| O/IL                               | 5 acres            | 300                                  | 75  | 50               | 75                       | 35                                  | —                                     | 50%                  | —                            |
| B/IL/WT                            | Same as for O/IL   |                                      |   |                  |                          |                                     |                                       |                      |                              |
| OR                                 | 3 acres            | 200                                  | 65 <sup>5</sup>   | 50               | 50                       | 35                                  | —                                     | 30%                  | —                            |

NOTES:

<sup>1</sup> Except for farms or public buildings.

<sup>2</sup> Yards shall be 100 feet where property adjoins any R Zone.

<sup>3</sup> Parking is permitted in the front yard.

<sup>4</sup> Flag-shaped lots with minimum frontage of 40 feet are permitted, provided that:

(1) The interior portion of a flag lot in the R-1 Zone conforms to area, lot and yard requirements of the R-2 Zone, and the interior portion of a flag lot in the R-2 Zone shall conform to the area, lot and yard requirements of the R-3 Zone. The interior portion of a flag lot in the R-3 Zone shall conform to the area, lot and yard requirements of the R-3 Zone, and the interior portion of a flag lot in the R-4 Zone shall conform to the area, lot and yard requirements of the R-4 Zone.

(2) Minimum road frontage is 40 feet.

(3) The flag staff shall not be less than 150 feet in length.

(4) Each flag lot shall have its own accessway, except that two adjoining flat lots may share the same roadway, provided that the total frontage is 80 feet.

(5) No more than two flagstaffs shall be located together.

(6) Except as hereinbefore provided, flagstaffs on the same side of the road shall be not less than 300 feet apart in the R-1 Zone and not less than 400 feet apart in the R-2, R-3 and R-4 Zones.

(7) No flag-shaped lots shall have their access from a cul-de-sac turnaround.

(8) The flag lot shall not hinder or impede access to adjacent properties or interfere with the circulation plan element of the Township or County Master Plan.

## INDEPENDENCE CODE

- <sup>5</sup> Front yard setback of 65 feet applies to structures with no front yard parking. If front yard parking is provided, the parking space front yard is 50 feet.
- <sup>6</sup> In all residential zones, not to exceed 24 feet from the finished grade of the structure to the eave of the roof surface, exclusive of chimneys, antennas and other similar fixtures.