

ZONING

27 Attachment 1

Township of Valley

**Table 1
Design Standards for Single-Family Dwellings and Nonresidential Uses**

Utilized Public Utilities	Minimum Lot Area ³ (square feet)	Minimum Lot Width ¹ (feet)	Maximum Lot Coverage	Minimum Yard Setback			
				Front Yard ² (feet)	One Side (feet)	(Both Sides) (feet)	Rear Yard (feet)
None	43,560	145	15%	38	30	(60)	30
Public water	20,000	100	25%	38	18	(36)	30
Public sewer	12,800	80	30%	38	15	(30)	30
Both public sewer and public water	8,000	80	30%	38	12	(24)	30
Accessory uses	N/A	N/A	See above	Not permitted	8	(16)	8

NOTES:

- ¹ Minimum lot width shall be measured at the building setback line; in no case shall a lot's width, as measured along its frontage, be less than 70% of that requested at the building setback line. Lot widths required at the frontage shall be measured along a line paralleling the street line, even if it is curvilinear.
- ² Front yard setbacks are measured from the street line. The front yard setback along a private street with no right-of-way line shall be measured from an imaginary right-of-way line for a minor street to allow for current or future installation of sidewalks.
- ³ Lots of record existing as of the effective date of this chapter that contain less than the above-prescribed minimum lot sizes may be developed with one single-family home, provided:
 - (a) The use is connected to a public sewage system.
 - (b) The following design standards have been satisfied:

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Minimum Lot Area (square feet)	Minimum Lot Width (feet)	Maximum Lot Coverage	Minimum Yard Setbacks			
			Front (feet)	Side (feet)	(Both Sides) (feet)	Rear (feet)
5,000	50	50%	20	8	16	20

(c) In order to be considered a lot of record existing as of the effective date of this chapter, the lot must be in single and separate ownership and not of continuous frontage with other lots of the same ownership that would enable the owner(s) to comply with the provisions of this chapter as amended (See definition of “nonconforming lot,” § 27-111.)