

ZONING

27 Attachment 6

Township of Valley

Multiple-Family Residential Overlay District Table
[Amended by Ord. No. 02-2023, 2/21/2023]

Use	Minimum Lot Area (square feet)	Maximum Density (units per net acre)	Minimum Lot Width ¹ (feet)	Maximum Lot Coverage	Minimum Front Yard (feet)	Minimum Side Yard		Minimum Rear Yard (feet)	Maximum Permitted Height (feet)
						One Side (feet)	Both Sides (feet)		
Multiple family ²	87,120	5.5	200	60%	50	40	80	50	38 ³
Accessory uses	N/A	N/A	N/A	See above	Not permitted	30	60	30	24

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 required 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 In those instances where several multiple-family dwelling buildings are located on the same lot, the following separation distances will be provided between each building:
 - (a) Front to front, rear to rear, or front to rear, parallel buildings shall have at least 80 feet between faces of the building. If the front or rear faces are obliquely aligned, the above distances may be decreased by as much as 10 feet at one end if increased by similar or greater distance at the other end.
 - (b) A minimum yard space of 30 feet is required between end walls of buildings for each two story building, plus five feet for each additional story. If the buildings are at right angles to each other, the distance between the corners of the end walls of the building may be reduced to a minimum of 20 feet.
 - (c) A minimum yard space of 30 feet is required between end walls and front or rear faces of buildings for each two-story building, plus five feet for each additional story.
- ³ Maximum permitted height may be increased by up to an additional seven feet to a maximum of 45 feet by providing either or a combination of the following:
 - (a) Provide an additional six inches of height for required evergreen tree screening for each additional one-foot increase in maximum permitted height of any multiple family building.
 - (b) Provide an additional three feet of multiple-family building setback for each additional one-foot increase in maximum permitted height of any multiple-family building.