

ZONING

240 Attachment 4

Township of Newlin

**Table of Bulk and Lot Standards of Development Options
in Flexible Rural Development District**

Note: This list is intended as a reference convenience. In the event of any conflict or ambiguity between this list and the text of Chapter 240, Zoning, the provisions of the text shall prevail.

Development Option	Maximum Density	Minimum Street Frontage	Minimum Lot Area	Minimum Lot Width at Building Setback Line	Minimum Yard Setbacks	Maximum Impervious Coverage	Maximum Height	Minimum Open Space
Option 1: Neutral Density and Basic Conservation	1 dwelling per 80,000 square feet based on adjusted tract acres or yield plan	100 feet	15,000 square feet	80 feet	Front: 25 feet Side: 10 feet, 30 feet for buildings Rear: 25 feet	20% per lot	35 feet	50% of adjusted tract acreage, plus 100% of constrained land
Option 3: Estate Lots	1 dwelling per 4 acres, based on adjusted tract acreage	150 feet	1 acre	150 feet	Front: 40 feet from ROW of Township roads; 40 feet from ROW of new internal roads Side: 50 feet Rear: 60 feet	5% of entire tract		N/A
Option 4: Country Properties and Farnettes	1 dwelling per 10 gross acres	200 feet	1 acre	200 feet		4% of entire tract		