

ZONING

27 Attachment 8

Township of Ferguson

[Amended by Ord. No. 11/16/2020]

§ 27-205.8 – District – Townhouse Residential (R3)

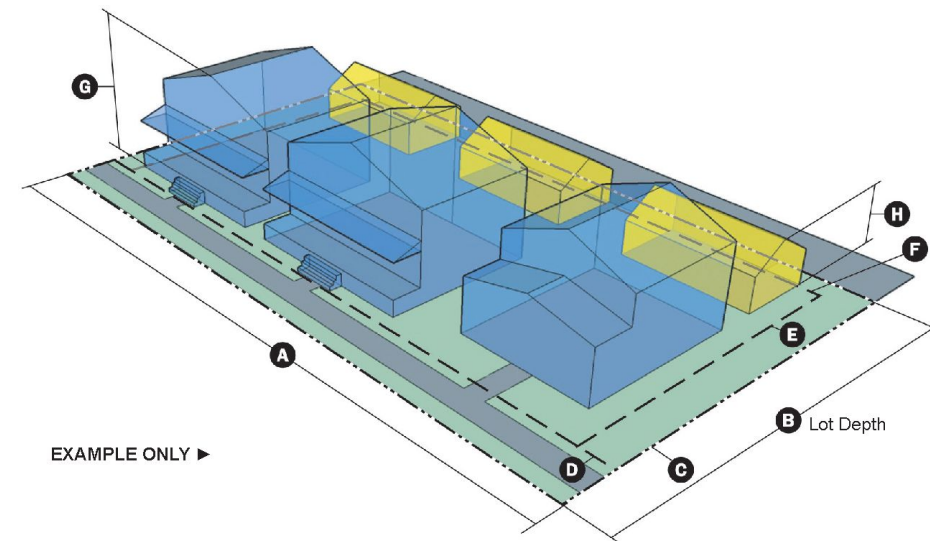
AREA AND BULK CATEGORY	PRINCIPAL USES	
1	Child/Day Care Centers	P
1	Emergency Services	P
1	Essential Services – Type 1	P
1	Forestry	P
1	Park and Outdoor Recreational Facilities, Neighborhood, Public	P
1	Park and Outdoor Recreational Facilities, Community, Public	P
1	Park and Outdoor Recreational Facilities, Regional, Public	P
1	Places of Assembly, Neighborhood	P
1	Places of Assembly, Community	P
1	Schools, Public or Private	P
2	Single-Family Detached Dwellings	P
3	Single-Family Attached Dwellings	P
3	Single-Family Semi-Detached Dwellings	P
3	Two-Family Dwellings	P
4	Community Gardens	P
4	Group Homes	P
4	Model Homes	P

ACCESSORY USES				
Use	Area and Bulk Categories			
	1	2	3	4
Accessory Use Customarily Incidental to the Specified Principal Use	P	P	P	P
Building- and Ground-Mounted Solar and/or Wind Systems	P	P	P	P
Community Garden	P	P	P	
Family Child-Care Homes		P	C	
Home-Based Business, No-Impact		P	P	
Home Occupation – Type 1		P	P	
Short-Term Rentals		P	P	

DIMENSIONS		AREA AND BULK CATEGORIES					
		1	2	3	4	5	
Minimum	Lot Size	3 ac	7,500 sf	4,250 sf per unit	1 ac	n/a	
	Lot Width	at Building Setback Line	150 ft	90 ft	90 ft	75 ft	n/a
		at Street Line	150 ft	60 ft	60 ft	75 ft	n/a
	Setback	Front Yard, for Principal Use on Local/Collector Street	50 ft	25 ft	20 ft	50 ft	n/a
		Front Yard, for Principal Use on Arterial Street	50 ft	50 ft	50 ft	50 ft	n/a
		Side Yard, for Principal Use	100 ft	10 ft	10 ft	30 ft	n/a
Rear Yard, for Principal Use		100 ft	30 ft	30 ft	25 ft	n/a	
Maximum	Height	Principal Structure	40 ft	40 ft	40 ft	40 ft	n/a
		Accessory Structure	24 ft	24 ft	24 ft	24 ft	n/a
	Coverage	Building	n/a	30%	30%	30%	n/a
Impervious Surface		10%	60%	60%	60%	n/a	

AREA AND BULK CATEGORIES:

- 1 – non-residential uses
- 2 – single-family detached dwellings
- 3 – attached dwellings
- 4 – other residential uses



P = Permitted Use by Right C = Conditional Use SE = Use by Special Exception