

ZONING

15 Attachment 2

Township of Gregg

Village Residential Regulations

	Permitted Uses	Lot Requirements			Yard Setback Requirements			
Note: All lands located within Zone A of the Gregg Township Floodplain Map are subject to the requirements in the Floodplain Overlay District.								
	Land and Structures to be Used for Only the Following:	Minimum Lot Size	Minimum Width	Maximum Coverage	Front Yard	Side Yard	Rear Yard	Maximum Height
A.	Permitted Uses							
(1)	Private garages, small storage structures and carports, for use of residents and guests							
(2)	Private swimming pools							
(3)	Home occupations							
(4)	Off-street parking as required by this chapter.***							
(5)	Temporary use and structures							

GREGG CODE

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(6)	Other uses and structures customarily incidental or accessory to permitted uses							
B.	(Reserved)							
C.	Conditional Uses							
(1)	Essential utility services and structures							
***	Front setback is measured from the centerline of Township roadways.							
D.	Architectural Design Standards							
(1)	Buildings shall be two-story in design and similar to surrounding buildings.							
E.	Recommendations for lands situated in Zone A of the Gregg Township Floodplain.							
(1)	(Reserved)							
(2)	Retain existing vegetation on site for its water and plant vegetation to aid in slowing the rate of stormwater runoff. Vegetation helps prevent erosion and sedimentation that exacerbate flooding, and it slows the rate of stormwater runoff by holding water. Leaf type, branching characteristics, and the texture of bark all affect water holding capacity. Fibrous root structure can help control erosion. For example, horizontal branching is most effective in preventing water runoff down the tree trunk. Rough bark holds and slows water running down the tree trunk and prevents erosion at the base of the tree. (Source: Design Guidelines for Flood Damage Reduction, Federal Emergency Management Agency, FEMA-15/December 1981).							