

ZONING

500 Attachment 8

Township of Caernarvon

**Area, Yard and Height Regulations in the C-1 District
[Amended 6-25-2025 by Ord. No. 329]**

Type of Structure	Maximum Regulations				Minimum Regulations							
	Building Height		Lot Area Covered by Buildings (percent)	Impervious Surface (percent)	Lot Size (see below)	Building Setback		Lot Width		Rear Yard (feet)	Side Yard	
	Agric'l (feet)	Other (feet)				Minor Access Road (feet)	Major Art'l Road (feet)	At Street Line (feet)	At Bldg Setback Line (feet)		One Side Yard (feet)	Total (feet)
SINGLE FAMILY DETACHED DWELLING:												
w/On-Site Sewage Disposal		35	15%	25	1 acre per unit	30	40	100	150	30	20	40
w/Municipal Sewage Disposal and Water		35	35%	50	10,000 square feet	30	40	75 per	100 per	30	15	30
w/Public Sewage and On-Site Water		35	20%	45	20,000 square feet	30	40	75 per	100 per	30	15	30
***SINGLE FAMILY SEMI-DETACHED DWELLING:												
w/On-Site Sewage Disposal		35	15%	25	1 acre per unit	30	40	100 per	150 per	30	20	40
w/Municipal Sewage Disposal and Water		35	20%	45	20,000 square feet	30	40	40 per	50 per	30	15	30

CAERNARVON CODE

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	Agric'l (feet)	Other (feet)				Minor Access Road (feet)	Major Art'l Road (feet)	At Street Line (feet)	At Bldg Setback Line (feet)		One Side Yard (feet)	Total (feet)
w/Public Sewage and On-Site Water		35	30%	45	15,000 square feet	30	40	100	150	30	12	24
COMMERCIAL ESTABLISHMENT												
w/On-Site Sewage Disposal and Water		35	40%	60	1 acre per unit	30	30	150	150	30	15	30
w/Municipal Sewage Disposal and Water		35	50%	75	5,000 square feet	25	25	50	50	20	6	12
w/Public Sewage Disposal and Water		35	50%	75	20,000 square feet	30	30	100	100	25	10	20

* Improvement setback 10 feet/distance between highway access points: 75 feet

** The total minimum side year requirement for a single-family semi-detached dwelling refers to two unit building. Only one side year is required per unit.