

ZONING

350 Attachment 4

Township of North East

**Lot and Yard Requirements Table
R-1 Rural Residential District**

Requirements with Available Community Facilities (see § 350-16A, B, and N)	Single-Family Dwelling	Two-Family Dwelling	All Other Uses
Lot area/dwelling unit (square feet)			
Neither water/sewer	30,000	20,000	—
Either water/sewer	20,000	15,000	—
Both water/sewer	Same	Same	—
Minimum lot area (square feet) (see § 350-16C)			
Neither water/sewer	30,000	1 acre	1 acre
Either water/sewer	20,000	30,000	Same
Both water/sewer	Same	Same	Same
Minimum lot width (feet) (see § 350-16D)			
Neither water/sewer	110	125	125
Either water/sewer	95	110	Same
Both water/sewer	Same	Same	Same
Minimum lot depth (feet) (see § 350-16E)			
Neither water/sewer	175	210	210
Either water/sewer	140	175	Same
Both water/sewer	Same	Same	Same
Minimum front yard (feet) (see § 350-16 F, G, H, I and J)			
Main building	50	50	50
Accessory building	50	50	50
Minimum rear yard (feet) (see § 350-16J and K)			
Main building	40	40	40
Accessory building	10	10	10
Minimum side yard			
All buildings (feet) (see § 350-16J and K)			
Total, both sides	24	24	24
One side	10	10	10
Maximum height			
All buildings height (feet) (see § 350-16L)	35	35	35
Maximum lot coverage			
By all buildings	30%	30%	30%