

ZONING

246 Attachment 2

Township of Fairview

**Table of Dimensional Requirements
[Amended 7-7-2008 by Ord. No. 2-2008]**

Zoning District and Type of Use	Minimum Lot Area ⁶ (square feet)	Minimum Lot Width Measured at Minimum Building Setback Line (feet)	Minimum Front Yard Setback ⁵ (feet)	Minimum Rear Yard Setback ¹ (feet)	Minimum Side Yard Setback ¹ (each) (feet)	Maximum Percent Building Coverage	Maximum Percent Impervious Coverage
CR Conservation and Recreation District See also open space development option in § 246-31, which may allow smaller lot sizes, smaller lot widths and density bonuses.	130,680 (3 acres), unless a larger lot area is required by § 246-30	300, except 400 if a lot is required to have a lot area of 5 acres or greater	50	50	50	10%	15%
R Rural District See also open space development option in § 246-31, which may allow smaller lot sizes, smaller lot widths and density bonuses.	87,120 (2 acres)	200	50	50	15	15%	20%

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LDR Low Density Residential District							
Single-family detached dwelling:							
Without either Township-approved central water service or Township-approved central sewage service	43,560 (1 acre)	175	35	30	15	30	50
With Township-approved central water or Township-approved central sewage service	39,000	175					
With both Township-approved central water and Township-approved central sewage services	15,000	100					
Other allowed principal use	43,460 (1 acre)	175	35	30	15	30	50
(See open space development option in § 246-31, which may allow smaller minimum lot sizes, smaller lot widths, greater varieties in housing types and density bonuses.) All dwellings shall have a minimum principal building width and length of 20 feet (not including unenclosed structures).							

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MDR Medium Density Residential District							
Single-family detached dwellings:							
Without both Township-approved central water service and Township-approved central sewage services	43,560 (1 acre)	175	30	30	15, except 0 at the shared lot line of lawfully attached dwellings	50%	60%
With both Township-approved central water and Township-approved central sewage services	10,000	75					
The following housing types, each of which shall require Township-approved central water and Township-approved central sewage services:							
Twin dwelling unit	Minimum average lot area of 10,000 per dwelling unit ⁴	40 per dwelling unit	30	30	15, except 0 at the shared lot line of lawfully attached dwellings	50%	60%
Townhouse		20 per interior dwelling unit, and 40 for each end unit ³					
Apartments, which shall be detached from other buildings		100					

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MDR Medium Density Residential District (cont'd)							
Other allowed principal use	20,000	100	30	30	15, except 0 at the shared lot line of lawfully attached dwellings	50%	60%
See open space development option in § 246-31, which allows smaller minimum lot sizes, smaller lot widths, greater varieties in housing types and density bonuses.							

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MHDR Medium High Density Residential District							
Single family detached dwellings:							
Without both Township-approved central water service and Township-approved central sewage services	43,560	175	30	30	10, except 0 at the shared lot line of lawfully attached dwellings	50%	65%
With both Township-approved central water and Township-approved central sewage services	8,000	75					
The following housing types, each of which shall require Township-approved central water and Township-approved central sewage services:							
Twin dwelling unit	Minimum average lot area of 8,000 per dwelling unit ⁴	30 per dwelling unit	30	30	10, except 0 at the shared lot line of lawfully attached dwellings	50%	65%
Townhouse		20 per interior dwelling unit, and 40 for each end unit ³					
Apartments, which shall be detached from other buildings		100					

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MHDR Medium High Density Residential District (cont'd)							
Manufactured home parks shall meet the requirements for such use as stated in § 246-34, instead of the requirements of § 246-27.			30	30	10, except 0 at the shared lot line of lawfully attached dwellings	50%	65%
Other allowed principal use	20,000	100					
See open space development option in § 246-31, which allows smaller minimum lot sizes, smaller lot widths, and density bonuses.							

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NC Neighborhood Commercial and HC Highway Commercial Districts							
For allowed residential uses, the provisions in § 246-27 for the MHDR District shall apply, instead of the regulations of the NC or HC district.							
Other allowed use	43,560 (1 acre)	100, except 200 for a new lot approved after the adoption of this chapter that will have its own vehicle access directly onto an arterial street	30, except 50 feet where off-street parking will exist between the principal building and an arterial street	30 ²	15 ²	40%	70%
LI Light Industrial and GI General Industrial Districts	87,120 (2 acres)	200	30	30 ²	25 ²	40%	70%

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NOTES:

Corner lot setbacks – See § 246-65B.

¹ The following exceptions shall apply:

- For accessory structures and uses, see § 246-27C.
- Structures shall not obstruct minimum sight clearance at intersections.
- See § 246-65B pertaining to corner lots.
- See § 246-67 regarding extension of nonconforming setbacks.
- See § 246-65 regarding permitted reductions in setbacks to reflect average setbacks of adjacent buildings.
- See § 246-69 which may require additional setbacks along existing streets.

² Except 40 feet side and 50 feet rear for a principal business use from a directly abutting principal residential lot in a residential district. A side or rear yard shall be increased to 100 feet for any new or expanded portion of an industrial building or tractor-trailer truck loading dock from the lot line of a primarily residential use in a residential district.

³ Except if two or more off-street parking spaces per dwelling or garage doors for two or more vehicles are located within 20 feet of a public street, then the lot width per dwelling along such street shall be a minimum of 24 feet.

⁴ These provisions are intended to allow flexibility in the placement of individual dwelling units, regardless of whether the homes are condominium or fee-simple, and regardless of whether public streets, private streets or parking courts are used.

- The minimum average lot area per dwelling unit establishes the maximum number of units permitted on a tract of land.
- The minimum average lot area per dwelling unit shall be calculated after deleting existing street right-of-way of existing streets and alleys but shall include right-of-way of proposed streets and alleys and areas of parking courts, common open space and stormwater detention basins.
- A golf course (not including areas covered by buildings and paving) may count toward the common open space, provided that it includes more than 50 acres of lot area and is preserved by a permanent conservation easement at the time of development approval.
- See also the applicable standards in § 246-34, which may require common open space.

⁵ An unenclosed front porch may intrude up to 10 feet into the minimum front yard. This porch may be covered by a roof.

⁶ See §§ 246-28 and 246-30, which provided that areas of lakes, ponds, wetlands and over 25% slopes shall not count toward the minimum lot area.