

ZONING

138 Attachment 2

Township of Carroll Table 138-51B

Area Regulations for Areas With Public or Community Sewer Systems [Amended 10-16-2002 by Ord. No. 44; 3-6-2012 by Ord. No. 60; 5-3-2016 by Ord. No. 72]

Dwelling Type	Development Area (square feet)	Lot Area for Each Permitted Dwelling Unit or Other Permitted Use (square feet)	Minimum Individual Lot Width (feet)	Maximum Building Coverage	Open Space Exclusive of Vehicular Access and Parking Space	Front Yard	One Side	Total Side	Rear Yard
Single-family detached	15,000	15,000	75	30%	60%	30	15	30	30
Single-family semidetached	30,000	15,000	100	30%	60%	30	15	30	30
Two-family detached (duplex)	30,000	15,000	75	30%	60%	30	15	30	30
Single-family attached (townhouse) ¹	43,650	5,000	(20, interior) (30, exterior)	30%	60%	30	10	20	30
Multifamily ¹	43,650	2,500	--	20%	55%	30	20	40	30
Mobile home park ³	217,800 (5 acres)	7,200	60	35%	20% from Subdivision Ordinance	25	10	20	15
Principal nonresidential building		21,780 (0.5 acre)	100	30%	50%	30	20	40	30

NOTES:

¹ Limited to a maximum of eight dwelling units per dwelling or row of attached single-family units. Includes garden apartments.

² Minimum lot width for interior and/or exterior individual dwelling unit within specified minimum development area.

³ Additional requirements are found in Article VI, Mobile Home Park Regulations, in Chapter 120, Subdivision and Land Development.

⁴ Public sewer is a wastewater collection and treatment system operated by a municipal authority.

⁵ Community sewer is a wastewater collection and treatment system owned and operated privately and excludes traditional septic system and sand mound septic system.

⁶ The minimum lot width for lots located on a cul-de-sac turnaround shall be in accordance with the width requirements in Table 138-51B and shall be measured at the right-of-way line.