

ZONING

27 Attachment 1

Township of Covington

Minimum Lot Area, Lot Width and Yard Requirements and Maximum Building Height and Lot Coverage Requirements

| Use | Single-Family Detached Dwelling | Single-Family Semidetached or Two-Family Detached Dwelling | Two-Family Semidetached or Townhouse Dwelling | Garden Apartment Dwelling | Commercial Use | Industrial Use |
|---|--------------------------------------|--|---|---|--|--|
| 1. Minimum Lot Area | | | | | | |
| A. With on-lot sewer service and on-lot water service | 2 acres per dwelling unit | 2 acres per dwelling unit | 2 acres per dwelling unit | 2 acres per dwelling unit | 2 acres or sufficient land to meet all yard requirements, whichever is greater | 2 acres or sufficient land to meet all yard requirements, whichever is greater |
| B. With off-lot sewer service and on-lot water service | 22,000 square feet per dwelling unit | 22,000 square feet per up to 4 units | 22,000 square feet per up to 4 units | 22,000 square feet per up to 4 unit | 22,000 square feet | 22,000 square feet |
| C. With off-lot sewer service and off-lot water service | 22,000 square feet per dwelling unit | 22,000 square feet up to 4 dwelling units | 22,000 square feet up to 4 dwelling units | 22,000 square feet up to 4 dwelling units | 22,000 square feet | 22,000 square feet |
| 2. Minimum Lot Width | | | | | | |
| A. With on-lot sewer service and on-lot water service | 200 feet | 200 feet | 200 feet | 200 feet | 200 feet | 200 feet |
| B. With off-lot sewer service and on-lot water service | 100 feet | 200 feet | 200 feet | 200 feet | 200 feet | 200 feet |

COVINGTON CODE

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|--|--|--|--|--|---|---|
| C. With off-lot sewer service and on-lot water service | 100 feet | 200 feet | 200 feet | 200 feet | 200 feet | 200 feet |
| 3. Minimum Front Yard | | | | | | |
| A. Fronting an arterial road | 60 feet "from edge of right-of-way" | 60 feet | 60 feet | 60 feet | 60 feet | 60 feet |
| B. Fronting a collector road | 50 feet | 50 feet | 50 feet | 50 feet | 50 feet | 50 feet |
| C. Fronting a local road | 50 feet | 50 feet | 50 feet | 50 feet | 50 feet | 50 feet |
| 4. Minimum Side Yard | | | | | | |
| A. With on-lot sewer service and on-lot water service | Principal bldg. 20 feet Accessory bldg. 20 feet | Principal bldg. 20 feet Accessory bldg. 20 feet | Principal bldg. 20 feet Accessory bldg. 20 feet | Principal bldg. 20 feet Accessory bldg. 20 feet | 20 feet from other uses | 20 feet from other uses |
| B. With off-lot sewer service and on-lot water service | Principal bldg. 20 feet Accessory bldg. 20 feet | Principal bldg. 20 feet Accessory bldg. 20 feet | Principal bldg. 20 feet Accessory bldg. 20 feet | Principal bldg. 20 feet Accessory bldg. 20 feet | 20 feet from other uses | 20 feet from other uses |
| C. With off-lot sewer service and on-lot water service | Principal bldg. 20 feet Accessory bldg. 20 feet | Principal bldg. 20 feet Accessory bldg. 20 feet | Principal bldg. 20 feet Accessory bldg. 20 feet | Principal bldg. 20 feet Accessory bldg. 20 feet | 20 feet from other uses | 20 feet from other uses |
| 5. Minimum Rear Yard | | | | | | |
| A. With on-lot sewer service and on-lot water service | Principal bldg. 50 feet Accessory bldg. 20 feet | Principal bldg. 50 feet Accessory bldg. 20 feet | Principal bldg. 50 feet Accessory bldg. 20 feet | Principal bldg. 50 feet Accessory bldg. 20 feet | 20 feet from other commercial uses 20 feet from all other uses | 20 feet from other commercial uses 20 feet from all other uses |
| B. With off-lot sewer service and on-lot water service | Principal bldg. 40 feet Accessory bldg. 20 feet | Principal bldg. 50 feet Accessory bldg. 20 feet | Principal bldg. 50 feet Accessory bldg. 20 feet | Principal bldg. 50 feet Accessory bldg. 20 feet | 20 feet from other commercial uses 20 feet from all other uses | 20 feet from other commercial uses 20 feet from all other uses |

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|--|--|--|--|--|---|---|
| C. With off-lot sewer service and on-lot water service | Principal bldg. 30 feet Accessory bldg. 20 feet | Principal bldg. 50 feet Accessory bldg. 20 feet | Principal bldg. 50 feet Accessory bldg. 20 feet | Principal bldg. 50 feet Accessory bldg. 20 feet | 20 feet from other commercial uses 20 feet from all other uses | 20 feet from other commercial uses 20 feet from all other uses |
| 6. Maximum Building Height | 35 feet | 35 feet | 35 feet | 40 feet | 35 feet | 40 feet |
| 7. Maximum Lot Coverage | — | — | — | — | 40% | 50% |

Gas and Oil Operations

| Setbacks in Permitted Districts | | | | |
|-------------------------------------|-----------------------|-----------------------|-------------------------|-----------------|
| Operation | From nearest building | From nearest lot line | From nearest water well | Building height |
| Wellhead | 500 feet | NA | 500 feet | NA |
| Well pad | 300 feet | NA | NA | NA |
| Impoundment area | 300 feet | NA | NA | NA |
| Gas compressor station | 750 feet | 200 feet | NA | 40 feet |
| Gas processing plant | 750 feet | 200 feet | NA | 40 feet |
| Gas, oil and water lines | 300 feet | NA | NA | NA |
| Access roads or security facilities | 300 feet | NA | NA | NA |