

ZONING

16 Attachment 1

Township of Warren

Schedule A  
 Schedule of Area, Yard and Building Requirements  
 Fair Share Districts  
 (Subsection 16-6.17)  
 [Ord. No. 93-24; Ord. No. 96-1 § 1]

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
	Minimum Lot Requirements		Minimum Required Yard Depth				Accessory Building			Maximum Height		Maximum % Lot Coverage by All Buildings and Pavement	Distance Between Buildings	Maximum Dimensions of Buildings	Maximum Units Per Building
			Principal Building												
	Area (square feet)	Lot* Width (feet)	Front Yard (feet)	Minimum One Side Yard (feet)	Both Side Yards (feet)	Rear Yard (feet)	Side Yard (feet)	Rear Yard (feet)	Maximum % Lot Coverage by Building	In Stories	In Feet				
<b>R-R (AH)</b>															
Single-family lots (30,000 to 39,999 sq. ft.)	40,000 30,000	125 100	50 50	10 10	25 25	25 25	25 25	25 25	10 15	2 1/2 2 1/2	35 35	20 25			
Single-family lots (40,000 or greater)	40,000	125	50	10	25	25	25	25	10	2 1/2	35	20			
<b>R-10 (AH)</b>	10,000	75	25	10	20	25	10	25	25	2 1/2	35	35			
<b>R-10 (AH/MF)</b>															
Single family	10,000	75	25	10	20	25	10	25	25	2 1/2	35	35			
Multi-family	3 acres	50	40	30	60	40	30	40	20	2 1/2	35	50	Min. 20	180' x 55'	16
<b>R-40 (AH/MF)</b>															
Single-family lots (20,000 to 29,999 sq. ft.)	20,000	85	35	10	20	25	25	25	15	2 1/2	35	30			
Single-family lots (30,000 to 39,999 sq. ft.)	30,000	100	50	10	25	25	25	25	15	2 1/2	35	25			
Single-family lots (40,000 or greater)	40,000	125	50	10	25	25	25	25	10	2 1/2	35	20			
Multi-family	3 acres	50	40	30	60	40	30	40	20	2 1/2	35	50	Min. 20	180' x 55'	16

**Notes:**

\* Lot width shall be measured at the building setback line as shown on approval final plat. Building setback shall be no less than the distance shown in Column 4. Subsection 16-5.4b. shall not apply.