*119 Attachment 3*

## Township of Chestnuthill

## Table of Area, Setback and Building Requirements
## [Amended 4-17-2007 by Ord. No. 2007-01; 5-1-2014 by Ord. No. 2014-01; 4-23-2015 by Ord. No. 2015-04]

| Zoning District: Type of Use | Minimum Lot Area (square feet) | Minimum Lot Width Measured at Minimum Building Setback Line (feet) | Minimum Front Required Setback (feet) | Minimum Rear Required Setback** (feet) | Minimum Side Required Setback** (each) (feet) | Maximum Percent Building Coverage | Maximum Percent Impervious Coverage |
|---|---|---|---|---|---|---|---|
| **CR Conservation Residential District:** Each lot approved after the adoption of this chapter shall include a building site comprised of a minimum of 1 contiguous acre, not including wetlands.<br><br>*See conservation subdivision design in § 119-38, which is permitted in certain cases and allows reductions in individual lot size and dimensions with overall density based on the minimum required lot size for the district.* | 217,800 (5 acres) | 300 | 60, except 40 feet (10 feet of which may include an unenclosed porch) along a local street | 60 | 20 | 10% | 15% |
| **RR Rural Residential and R-1 Low Density Residential Districts:** Each lot approved after the adoption of this chapter shall include a building site comprised of a minimum of 1 contiguous acre, not including wetlands.<br><br>*See conservation subdivision design in § 119-38, which is permitted in certain cases and allows reductions in individual lot size and dimensions with overall density based on the minimum required lot size for the district.*<br><br>All dwellings shall have a minimum principal building width and length of 18 feet (not including unenclosed structures). | 87,120 (2 acres) | 200 | 60, except 40 feet (10 feet of which may include an unenclosed porch) along a local street | 50 | 15 | 15% | 20% |
| **R-S Special Residential District:**<br>a) Without either Township-approved central water supply or Township-approved central sewage disposal<br>b) With Township-approved central water supply but not Township-approved central sewage disposal | a) 43,560 (1 acre)<br>b) 35,000<br>c) 20,000<br>d) 10,000 | a) 150<br>b) 120<br>c) 100<br>d) 80 | 40 (10 feet of which may include an unenclosed front porch) | a) 50<br>b) 40<br>c) 40<br>d) 40 | a) 15<br>b) 10<br>c) 10<br>d) 10 | 20% | 30% |

| Zoning District: Type of Use | Minimum Lot Area (square feet) | Minimum Lot Width Measured at Minimum Building Setback Line (feet) | Minimum Front Required Setback (feet) | Minimum Rear Required Setback** (feet) | Minimum Side Required Setback** (each) (feet) | Maximum Percent Building Coverage | Maximum Percent Impervious Coverage |
|---|---|---|---|---|---|---|---|
| c) With Township-approved central sewage disposal but not Township-approved central water supply | | | | | | | |
| d) With Township-approved central sewage disposal and Township-approved central water supply | | | | | | | |
| See also provisions of § 119-29. | | | | | | | |
| **R-2 Medium Low Density Residential District:**<br>a) Without either Township-approved central water supply or Township-approved central sewage disposal | Minimum lot area for each dwelling unit and each principal use:<br><br>a) 43,560 (1 acre)<br><br>b) 39,000<br><br>c1) 20,000<br><br>c2) Minimum average of 20,000 (Note C)<br><br>c3) Minimum average of 20,000 (Note C)<br><br>c4) 43,560 | a) 150<br><br>b) 150<br><br>c1) 80<br><br>c2) 60 per dwelling unit<br><br>c3) 24 per interior dwelling unit, and 44 for each end unit<br><br>c4) 150 | 40 (10 feet of which may include an unenclosed front porch) | 30 | 20, except 0 at the shared lot line of lawfully attached dwelling | 25% | 50% For a townhouse development, the maximum impervious coverage may be based upon an average for the development |
| b) With Township-approved central water supply *or* Township-approved central sewage disposal | | | | | | | |
| c) With both Township-approved central water supply and Township-approved central sewage disposal:<br>1) Single-family detached dwelling *<br>2) Twin dwelling unit *<br>3) Townhouse *<br>4) Other allowed principal use | | | | | | | |
| *See provisions in § 119-34 to increase density through transfer of development rights.* | | | | | | | |
| *See conservation subdivision design in § 119-38, which is permitted in certain cases and allows reductions in individual lot size and dimensions with overall density based on the minimum required lot size for the district.* | | | | | | | |

| Zoning District: Type of Use | Minimum Lot Area (square feet) | Minimum Lot Width Measured at Minimum Building Setback Line (feet) | Minimum Front Yard Setback (feet) | Minimum Rear Yard Setback** (feet) | Minimum Side Yard Setback** (each) (feet) | Maximum Percent Building Coverage | Maximum Percent Impervious Coverage |
|---|---|---|---|---|---|---|---|
| **R-3 Medium Density Residential District:**<br>a) Without either Township-approved central water supply or Township-approved central sewage disposal<br>b) With Township-approved central water supply or Township-approved central sewage disposal<br>c) With both Township-approved central water supply and Township-approved central sewage disposal:<br>1) Single-family detached dwelling*<br>2) Twin dwelling unit*<br>3) Townhouse*<br>4) Apartments, which shall be detached from other buildings<br>5) Manufactured home parks shall meet the requirements for such use as stated in § 119-40, instead of the requirements of this section.<br>6) Other allowed principal use<br>*See provisions in § 119-34 to increase density through transfer of development rights.*<br><br>*See conservation subdivision design in § 119-38, which is permitted in certain cases and allows reductions in individual lot size and dimensions with overall density based on the minimum required lot size for the district.* | Minimum lot area for each dwelling unit and each principal use:<br><br>a) 43,560<br><br>b) 39,000<br><br>c1) 12,000<br><br>c2) Minimum average of 12,000 (Note C)<br><br>c3) Minimum average of 12,000 (Note C)<br><br>c4) Minimum average of 12,000 (Note C)<br><br>c6) 43,560 | a) & b) 150<br><br>c1) 80<br><br>c2) 50 per dwelling unit<br><br>c3) 20 per interior dwelling unit, and 40 for each end unit (Note B)<br><br>c4) 150<br><br>c6) 150 | 30 (10 feet of which may include an unenclosed front porch) | 30 | 20, except 0 at the shared lot line of lawfully attached dwellings | 50% | 60%; for a townhouse development, the maximum impervious coverage may be based upon an average for the development |

| Zoning District: Type of Use | Minimum Lot Area (square feet) | Minimum Lot Width Measured at Minimum Building Setback Line (feet) | Minimum Front Yard Setback (feet) | Minimum Rear Yard Setback** (feet) | Minimum Side Yard Setback** (each) (feet) | Maximum Percent Building Coverage | Maximum Percent Impervious Coverage |
|---|---|---|---|---|---|---|---|
| **VC Village Commercial/Residential District:**<br>a) Any use involving the adaptive reuse of an historic principal structure shall be exempt from setbacks<br>b) Other allowed use | a) n/a<br><br>b) 43,560 | a) n/a<br><br>b) 100, except 200 feet for a new lot approved after the adoption of this chapter that will have its own vehicle access directly onto an arterial street | a) n/a<br><br>b) 25 | a) n/a<br><br>b) 20 (Note D) | a) n/a<br><br>b) 10 (Note D) | a) n/a<br><br>b) 60% | a) n/a<br><br>b) 80% |
| **GC General Commercial District:**<br>a) Vehicle or manufactured home sales or outdoor recreation use<br>b) Other allowed use | a) 87,120 (2 acres)<br><br>b) 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 60 feet where off-street parking will exist between the principal building and an arterial street | 20 (Note D) | 15 (Note D) | 50% | 75% |
| **LIC Light Industrial/Commercial or GI General Industrial or BP Business Park Districts:**<br>Allowed use<br><br>Within the BP District, conditional use approval is required for the overall development tract before individual lots are allowed. See § 119-37. | 87,120 (2 acres), except 1 acre for a lot that is deed restricted to nonindustrial uses | 200, except 300 for a new lot approved after the adoption of this chapter that will have its own vehicle access directly onto an arterial street | 50 | 30 (Note A) | 20 (Note A) | 50% | 75% |

| Zoning District: Type of Use | Minimum Lot Area (square feet) | Minimum Lot Width Measured at Minimum Building Setback Line (feet) | Minimum Front Yard Setback (feet) | Minimum Rear Yard Setback** (feet) | Minimum Side Yard Setback** (each) (feet) | Maximum Percent Building Coverage | Maximum Percent Impervious Coverage |
|---|---|---|---|---|---|---|---|
| **I Institutional District** | 43,560 (1 acre) | 100, except 200 for a new lot approved after the adoption of this amendment that will have its own vehicle access directly onto an arterial street | 30, except 60 feet where off-street parking will exist between the principal building and an arterial street | 20 (Note E) | 15 (Note E) | 50% | 75% |

**NOTES:** Corner lot setbacks: see § 119-71B.

* = Each dwelling unit is required to be on its own fee-simple or condominium lot.

** = The following exceptions shall apply:
- For accessory structures and uses, see § 119-28C.
- Structures shall not obstruct minimum sight clearance at intersections.
- See § 119-71 pertaining to corner lots.
- See § 119-73 regarding extension of nonconforming setbacks.
- See § 119-71 regarding permitted reductions in setbacks to reflect average setbacks of adjacent buildings.

(Note A) = Except 40 feet side and 50 feet rear for a principal business use from a directly abutting primarily residential lot in a residential district. A side or rear setback 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. See also additional requirements in § 119-37 for the BP District.

(Note B) = 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.

(Note C) = 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 deducting from the total tract size the areas as specified in § 119-38D(4)(a).

(Note D) = Except 40 feet side and 50 feet rear for a principal business use from a directly abutting primarily residential lot in a residential district.

(Note E) = Except 40 feet side and 50 feet rear for an institutional use (including sports fields, play areas, and accessory structures) from a directly abutting primarily residential lot in a residential district, and a buffer setback of not less than 20 feet in width in accord with § 119-71D.

**ABBREVIATIONS:**

sq. ft. = square feet
min. = Minimum
max. = Maximum
ft. = Feet