

ZONING

400 Attachment 2

Township of Polk

**Schedule of Development Standards
[Amended 5-20-2019 by Ord. No. 2019-04]**

Note: larger lot sizes, increased setbacks and other more restrictive standards may be required by other chapter sections.

**Part 1
Residential Lot Area and Density for Dwellings
(See § 400-601 for conservation design subdivisions.)**

	Zoning District					
	RR	R-1	R-2	R-3	C	I
	Minimum required lot area for SINGLE-FAMILY DWELLINGS (square feet)					
On-site sewage AND on-site water	87,120	43,560	43,560	43,560	NP*	NP*
On-site sewage OR on-site water	76,230	43,560	43,560	43,560	NP*	NP*
Central sewage AND central water	65,340	30,000	25,000	22,000	NP*	NP*
Minimum required lot area for TWO-FAMILY DWELLINGS (minimum square feet total per two units in one structure)						
On-site sewage AND on-site water	NP*	NP*	60,000	60,000	NP* except conversion to: use R-3, see § 400-604	NP*
On-site sewage OR on-site water	NP*	NP*	60,000	60,000		NP*
Central sewage AND central water	NP*	NP*	44,000	40,000		NP*
Development standards for MULTIFAMILY DWELLINGS (central water and central sewage disposal required)						
Garden apartments	NP*	NP*	see § 400-603	see § 400-603	NP* except conversion to: see § 400-603, § 400-604	NP*
Townhouses	NP*	NP*				NP*
Apartment buildings	NP*	NP*				NP*
Development standards for MOBILE HOME PARKS (central water and central sewage disposal required)						
Mobile home parks	NP*	NP*	**	NP*	NP*	NP*

NOTES:

* NP = Not permitted

** See Chapter 345, Subdivision and Land Development, Article VII.

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**Part 2
Nonresidential Lot Sizes**

	Zoning District					
	RR	R-1	R-2	R-3	C	I
	Minimum lot area for NONRESIDENTIAL USES unless other chapter provisions require a larger area (square feet)					
On-site sewage AND on-site water	43,560	43,560	43,560	43,560	43,560	43,560
On-site sewage OR on-site water	43,560	43,560	43,560	43,560	43,560	43,560
Central sewage AND central water	22,000	22,000	22,000	22,000	22,000	22,000

**Part 3
Lot Standards**

Single-Family Dwelling	
Lot Size* (square feet)	Minimum Lot Width (feet)
<22,000	90
22,000 to 29,999	100
30,000 to 43,559	120
43,560 to 87,119	150
>87,120	200
Two-Family Dwelling	
Lot Size* (square feet)	Lot Width** (feet)
>43,560	120
43,560 to 65,340	130
>65,340	150
Nonresidential	
Lot Size* (square feet)	Lot Width (feet)
<43,560	90
>43,560	120

NOTES:

* As required by the Schedule of Development Standards in Article IV of this chapter.

** Total per two units in one structure.

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Part 4 Conforming Lots

Maximum lot coverage - percent proposed and existing impervious surfaces

Lot Minimum Setbacks by Zoning District					Minimum Setbacks by Zoning District			
Principal Building					Accessory Buildings			
Zoning District	Front (feet)	Rear (feet)	Side (feet)	Maximum Lot Coverage	Zoning District	Front (feet)	Rear (feet)	Side (feet)
RR	75	60	25	20%	RR	75	25	25
R-1	60	60	20	25%	R-1	60	20	20
R-2	40	40	20	25%	R-2	40	20	20
R-3	40	40	15	30%	R-3	40	15	10
C	40	40	15	60%	C	40	15	10
I	40	40	15	60%	I	40	15	10

Notes:

- 1) Maximum height is 2.5 stories or 35 feet for all buildings in all districts.
- 2) Minimum lot area and setbacks may increase when other provisions require larger setbacks or more restrictive standards as specified in this ordinance.
- 3) Buffer setbacks: refer to § 400-705.
- 4) Lot coverage for all nonresidential uses in the R Districts is a maximum of 40%.
- 5) Conservation Design Subdivisions: see § 400-601.
- 6) Nonconforming lots: see § 400-911.
- 7) Multifamily dwellings, if permitted: see § 400-603.
- 8) Mobile homes parks: See Chapter 345, Subdivision and Land Development, Article VII.

Notes:

- 1) For any new detached accessory building or structure, it must be a minimum of 20 feet away from the principal building and any existing or proposed accessory structure.
- 2) Some ordinance provisions require larger setbacks: see § 400-504A.

Nonconforming Lots

Maximum lot coverage - percent proposed and existing impervious surfaces

Minimum Setbacks by Lot Width					Minimum Setbacks				
Lots are Less Than an Acre					Accessory Buildings				
Lot Width (feet)	Front (feet)	Rear (feet)	Side (feet)	Maximum Building Coverage	Lot Width	Front (feet)	Rear (feet)	Side (feet)	Maximum Lot Coverage
45 to 59	30	20	15	25%	All lots	40	15	15	40%
60 to 79	35	25	15	25%					
80 to 99	40	30	15	25%					
100 to 150	40	40	15	25%					
Over 150	40	40	15	25%					

Notes:

- 1) For any new detached accessory building or structure, it must be a minimum of 20 feet away from the principal building and any existing or proposed accessory structure.
- 2) Some ordinance provisions require larger setbacks: see § 400-504A.
- 3) Section 400-702C requires increased setbacks and buffers where a nonresidential use adjoins an existing residential dwelling and where a C or I District adjoins any RR, R-1, R-2 or R-3 District.

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Part 5
Maximum Building Height for All Uses in All Districts
(see § 400-502D for exceptions)

2.5 stories or 35 feet