

ZONING

27 Attachment 2

Township of Ross

Residential Use Dimensional Regulations Table

[Ord. 2035, 12/9/2002, § 906; as amended by Ord. 2229, 5/14/2007, § 1; by Ord. 2259, 1/28/2008, § 1; by Ord. 2288, 4/12/2010; and by Ord. 2322, 1/7/2013, §5]

Zoning District	Minimum Site Area (acres)	Minimum Lot Area (SF/DU)	Lot Widths at Building Setback Line (Feet)	Front Yard (Feet)	Side Yards (Feet)	Rear Yard (Feet)	Height (Feet)	Dwelling Unit Per Acre
R-1								
Single-family	—	10,000	75	30	15	35	2-story/35 feet max.	4/acre
R-2								
Single-family	—	6,500	60	25	10	30	2-story/35 feet max.	6/acre
Duplex <sup>3</sup>	—	5,000	100 <sup>1</sup>	25	10	30	2-story/35 feet max.	8/acre
R-3								
Single-family	—	6,500	60	25	7.5	30	2-story/35 feet max.	6/acre
Duplex <sup>3</sup>	—	5,000	100 <sup>1</sup>	25	10	30	2-story/35 feet max.	8/acre
Townhouse <sup>4</sup>	1 acre	2,000	24	25	20 <sup>2</sup>	30	3-story/35 feet max.	10/acre
Mobile Home Park	5 acres	4,000	—	25	—	20	1-story/35 feet max.	10/acre
R-4								
Duplex <sup>3</sup>	—	5,000	100 <sup>1</sup>	25	10	30	2-story/35 feet max.	8/acre

ROSS CODE

Zoning District	Minimum Site Area (acres)	Minimum Lot Area (SF/DU)	Lot Widths at Building Setback Line (Feet)	Front Yard (Feet)	Side Yards (Feet)	Rear Yard (Feet)	Height (Feet)	Dwelling Unit Per Acre
Townhouse <sup>4</sup>	1 acre	2,000	20	25	20 <sup>2</sup>	30	3-story/35 feet max.	12/acre
Apartment	3 acres	1,500	—	35	20 <sup>2</sup>	30	4-story/505 feet max.	16/acre
R-5								
Apartment	5 acres	1,500	—	25	20 <sup>2</sup>	30	8-story/90 feet max.	24/acre
C-1								
Apartment	5 acres	1,000	—	50	20 <sup>2</sup>	30	8-story/90 feet max.	40/acre
C-2								
Apartment	3 acres	2,000	—	25	20 <sup>2</sup>	30	4-story/50 feet max.	24/acre
C-3								
Single-family	—	6,500	—	25	10	25	2-story/35 feet max.	6/acre
Apartment	1 acre	—	—	30	20 <sup>2</sup>	—	3-story/35 feet max.	12/acre

NOTES:

<sup>1</sup> Requirements per two dwelling units

<sup>2</sup> Minimum building space

<sup>3</sup> A duplex may be further subdivided for sale of individual units provided that 50% of the minimum required lot area and lot widths at the building line are met. The duplex must be subdivided along the party wall, thereby reducing one side yard setback to zero feet. All other setbacks and height requirements must be maintained.

<sup>4</sup> Townhomes may be further subdivided for sale of individual units. Townhomes must be subdivided along the party walls, thereby reducing one or two side yard setbacks to zero feet. All other setbacks and height requirements must be maintained.

Note: Yard designation illustrations are included in this Chapter beginning on page 27-198.