

ZONING

95 Attachment 1

Township of Dallas

Area, Bulk, Density and Height Regulations [Amended 12-4-2018 by Ord. No. 2018-6]

Zoning District	Minimum ¹					Maximum	
	Lot Size (acres)	Width (feet)	Front Yard Setback ² (feet)	Rear Yard Setback ¹ (feet)	Side Yard Setback ² (feet per side)	Lot Coverage (percent)	Building Height ³ (feet)
C-1	2 acres	200	50	50	30	20%	35 feet or 2 1/2 stories
A-1	1 acre	150	50	50	25	20%	35 feet or 2 1/2 stories
A-2	1 acre	150	50	50	25	20%	35 feet or 2 1/2 stories
S-1	1 acre ⁴ 20,000 square feet ⁵	150 ⁴ 100 ⁵	40	40	15	20%	35 feet or 2 1/2 stories
R-1	1 acre ⁴ 15,000 square feet ⁵	150 ⁴ 75 ⁵	30	35	15	20%	35 feet or 2 1/2 stories
R-2	1 acre ⁴ 10,000 square feet ⁵	150 ⁴ 60 ⁵	25	30	10	25%	35 feet or 2 1/2 stories
R-MHP	5 acres	300	75	50	25	15%	18 feet or 1 story
B-1	1 acre ⁴ None ⁵	150 ⁴ None ⁵	20	30	10 ⁶	25%	35 feet or 2 1/2 stories
B-2	1 acre ⁴ None ⁵	150 ⁴ None ⁵	25	30	10 ⁶	30%	35 feet or 2 1/2 stories
I-1	1 acre ⁴ None ⁵	150 ⁴ None ⁵	25	35	10 ⁶	30%	55 feet
IN-1	2 acres	200	50	50	35	20%	55 feet

NOTES:

1. The minimum requirements may be increased for certain uses as provided for under Article VII, Conditional Uses, Article VIII, Supplemental Standards, or as otherwise set forth in this chapter.
2. A minimum setback distance of 100 feet shall be required from any natural watercourse (as defined in Article II).
3. The height limitations of this chapter shall not apply to church spires, belfries, cupolas, domes, chimneys, flagpoles, water towers, skylights; or to any accessory mechanical appurtenances usually located above the roof level. Height regulations for wind energy facilities and small wind energy conversion systems are governed under Article VII of this chapter.
4. On-lot sewage and potable water provided by on-lot well.
5. Central sewage and potable water provided by a centralized water supply system.
6. Twenty feet required when abutting any district which allows a residential use by right.