

LAND USE AND DEVELOPMENT

**Township of Hamilton**  
**Table 1**  
**Residential Housing Types in a Planned Village Development**  
 [Added 12-5-2006 by Ord. No. 1579-2006]

Housing Type	Minimum Lot Area per Unit (feet) <sup>1,2</sup>	Minimum Lot Width (feet)	Minimum Yards (feet)				Minimum Privacy Yards (sq. ft.)	Maximum Lot Coverage (percent)	Maximum Impermeable Coverage (percent)
			Min. Front	Min. Side	Combined Side	Min. Rear			
Single-family, detached	5,000	50	20	5	12	20	—	50	60
Single-family, attached	5,000	50	10	—	8	20	—	50	60
Townhouse	1,600	20	10	—	—	20	300 <sup>3,4</sup>	60	85
2.5 story freestanding apartment/condominiums	2,000	40					300 (1st floor); 150 (2nd floor)	35	35
2-story apartments over ground level commercial	2,000	40	—	—	—	—	150	35	35
3-story apartment over first level parking	2,000	40					200	30	30

NOTES:

<sup>1</sup> Minimum lot area allocation for townhouses and apartments may include land devoted to the following: buildings, privately screened patios, porches, balconies and setback areas.

<sup>2</sup> No width may be less than six feet and, except for those on second and third stories, privacy yards shall be enclosed to a height of six feet with a privacy wall or fence.

<sup>3</sup> Privacy yard must be located in rear of unit and not adjacent to streets or parking areas.

<sup>4</sup> Up to 100 square feet of the privacy yard area may be taken up by sheds, utility structures, planting beds, fences or other acceptable means of defining the limits of the rear yard of the units.