

ZONING

430 Attachment 2

**Table A.1
Preexisting Nonconforming Lots; Relaxed Building Setbacks
Township of Crescent**

	Greater Than 75 Feet Wide	75 Feet Wide or Less	50 Feet Wide or Less
A-1, R-1			
Minimum lot area	—	—	—
Lot area per family (square feet)	—	—	—
Width	—	—	—
Front yard ¹ (feet)	25	15	10
Side yard ¹ (feet)	15	10	5
Rear yard ¹ (feet)	15	10	5
Accessory use			
Side yard (feet)	5	5	5
Rear yard (feet)	5	5	5
R-2			
Minimum lot area (square feet)	—	—	—
Lot area per family	1,500	1,500	1,500
Width	—	—	—
Front yard ¹ (feet)	25	15	10
Side yard ¹ (feet)	15	10	5
Rear yard ¹ (feet)	15	10	5
Accessory use			
Side yard (feet)	5	5	5
Rear yard (feet)	5	5	5
B-1			
Minimum lot area (square feet)	—	—	—
Lot area per family	—	—	—
Width	—	—	—
Front yard ¹ (feet)	25	15	10
Side yard ¹ (feet)	10	10	5

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	Greater Than 75 Feet Wide	75 Feet Wide or Less	50 Feet Wide or Less
Rear yard ¹ (feet)	10	10	5
Accessory use			
Side yard (feet)	5	5	5
Rear yard (feet)	5	5	5
B-2			
Minimum lot area (square feet)	—	—	—
Lot area per family	—	—	—
Width	—	—	—
Front yard ¹ (feet)	25	15	10
Side yard ¹ (feet)	10	10	5
Rear yard ¹ (feet)	10	10	5
Accessory use			
Side yard (feet)	5	5	5
Rear yard (feet)	5	5	5

NOTE:

¹ The relaxed setbacks shown are permitted only for preexisting nonconforming lots in accordance with § 430.02Q.