

# ZONING

## 430 Attachment 2

### Township of Reserve

#### Area and Yard Chart

[Amended 3-21-2022 by Ord. No. 688]

Zoning Schedule									
Zone	Use	Min. Lot Area (square feet)	Min. Lot Width (feet)	Min. Front Yard (feet)	Min. Rear Yard (feet)	Side Yard (feet)	Max. Lot Coverage	Max. Bldg. Height (feet)	Net Density
R-1	1 Family	20,000	75	30	30	15	50%	35	2
R-2	1 Family	20,000	75	30	30	10	50%	35	2
	2 Family	20,000	100	30	30	10	50%	35	4
R-3	1 Family	20,000	75	30	30	10	50%	35	2
	2 Family	10,000	75	30	30	10	50%	35	4
	Townhome/row house	10,000	150	30	30	10	50%	35	5 or 10*
R-4	1 Family	10,000	75	30	30	10	50%	35	2
	2 Family	10,000	75	30	30	10	50%	35	4
	Mobile home	10,000				10			4
LI	Light Ind.	40,000	200	40	40	20	25%	35	1
C1	Community Commercial	20,000	80	25	25	20	30%	40	1
C2	General Commercial	20,000	100	50	50	20	30%	40	1

A minimum overall gross acreage of two acres is necessary to develop townhouses on a site.

\* A net density bonus of 10 dwelling unit per acre shall be allowed for a townhome or row house development that dedicates at least 20% of the gross acreage to open space or stormwater retention basins.

The maximum percent of paved areas in all C and LI Districts is 50%.