

ZONING

185 Attachment 1

SCHEDULE A
Area and Yard Requirements in PF8 and PF25 Districts
(Section 185-28)
Township of Dennis Zoning

[Amended 7-15-13 by Ord. No. 2013-03]

Requirement	Detached Dwellings PF8 Districts	Detached Dwellings PF25 Districts	Clustered Detached Dwellings	Churches in PF8 or PF25 Districts
Principal Building				
Minimum lot area (acres) ⁽⁵⁾	8	25	1.0 ⁽¹⁾	8
Minimum lot frontage (feet)	150 ⁽²⁾	200 ³	100	150
Minimum lot width (feet)	150	200	100	150
Minimum lot depth (feet)	200	300	150	200
Minimum side yard (feet)	30	40	20	50
Minimum front yard (feet)	200 ⁽⁴⁾	200 ⁽⁴⁾	50	200 ⁽⁴⁾
Minimum rear yard (feet)	100	100	60	100
Accessory Building				
Minimum distance to side line (feet)	50	50	20	50
Minimum distance to rear line (feet)	50	50	20	50
Minimum distance to other building (feet)	20	20	10	50
Maximum Coverage				
Principal building (percent)	3	1	5	3
Accessory building (percent)	1	1	2	1

NOTES:

- (1) In accordance with Section 185-70.1.
- (2) May be reduced to 50 feet for eight acre flag lot.
- (3) May be reduced to 50 feet for 25 acre flag lot.
- (4) May be reduced to 100 feet in agricultural areas or where environmental limitations require reduction. This requirement does not apply to those roads which provide for internal circulation within residentially developed areas.
- (5) Notwithstanding the minimum lot areas set forth herein, no such minimum lot area for a nonresidential use within the PF8 or PF25 Zones shall be less than that needed to meet the water quality standards of Section 185-58B(4), whether or not the lot may be served by a centralized sewer treatment or collection system.