

ZONING

490 Attachment 1

Township of Hellam

Table of Dimensional Requirements — Residential Zone
 [Amended 8-21-2008 by Ord. No. 2008-07; 12-15-2016 by Ord. No. 2016-03]

Building Type	Minimum Lot Size ⁸ (square feet)	Maximum Permitted Density ^{1,3}		Minimum Lot Width ³		Maximum Lot Coverage ²		Required Setbacks ³		
		Without TDRs	With TDRs	At Building Line (feet)	At Street Right-of-Way (feet)	Without TDRs	With TDRs	Front Setback ⁷ w/wo TDRs (feet)	Each Side Setback w/wo TDRs (feet)	Rear Setback w/wo TDRs (feet)
Single-family detached	12,000	3.6	4.5	100	60	30%	60%	25/40	10/15	15/30
Single-family semidetached	9,600	3.6	5.5	40 per unit	40 per unit	30%	60%	25/40	10/15 per unit	15/30
2-family over-under dwelling	9,600	3.6	4.5	50	50	30%	70%	25/40	10/15	15/30
Multiple-family dwellings	4,000 per unit	4.6	7.0	200	150	55%	70%	50	50	50
Townhouse	4,000 per unit	4.6	7.0	18 per interior unit; 35 per end unit	18 per interior unit; 35 per end unit	55%	70%	40	15 end units	30
Accessory buildings and structures	N/A	N/A	N/A	N/A	N/A	Included in above	Included in above	Rear yard of principal	Rear yard of principal	Rear yard of principal
All other uses	10,000	N/A	N/A	N/A	100	35%	70%	50	25	30

NOTES:

¹ Density calculated on total gross acreage of tract, including land intended for public, civic and open space use, but excluding lands needed for streets and alleys. Maximum and base densities apply without and with the use of development rights, respectively.

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- ² Maximum lot coverage requirements shall not apply to porches located within the front yard.
- ³ See § 490-22 for Village Overlay District requirements.
- ⁴ An accessory building or structure shall be permitted in the rear yard of the principal building or structure.
- ⁵ Ten feet on each side, except that each accessory structure (excluding fences) shall be set back a distance at least equal to its height from each side and rear lot line.
- ⁶ Ten feet, except that each accessory structure (excluding fences) shall be set back a distance at least equal to its height from each side and rear lot line.
- ⁷ Buildings (including residential and nonresidential buildings) along major thoroughfares must be set back at least 50 feet from the right-of-way line of such thoroughfare. Major thoroughfares shall be any arterial, major collector, or minor collector street as specified in the Comprehensive Plan.
- ⁸ Erroneously noted as “maximum lot size” in text of adopted ordinance; later corrected by action of the Board of Supervisors.