

ZONING

490 Attachment 2

Township of Hellam

**Table of Dimensional Requirements — Mixed-Use 2 Zone
[Amended 12-15-2016 by Ord. No. 2016-03]**

Building Type	Maximum Permitted Density ¹		Minimum Lot Width		Maximum Lot Coverage		Required Setbacks		
	Without TDRs	With TDRs	At Building Line (feet)	At Street Right-of-Way (feet)	Without TDRs	With TDRs	Front Setback ⁴ (feet)	Each Side Setback ^{2,3} (feet)	Rear Setback (feet)
Single-family detached	0.90	1.50	50	50	50%	70%	30	6	20
Single-family semidetached	0.90	1.50	40 per unit	40 per unit	50%	70%	30	6	20
2-family over-under	0.90	1.50	50	50	50%	70%	30	6	20
Nonresidential uses	N/A	N/A	50	50	50%	70%	30	6	20
Accessory buildings and structures	N/A	N/A	N/A	N/A	Included in above		Not permitted ⁵	6	10

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.
- ² Six 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.
- ³ Six 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.
- ⁴ 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.
- ⁵ An accessory building or structure shall be permitted in the rear yard of the principal building or structure.