

ZONING

209 Attachment 1

Township of Falls

Table 1
Single-Family Detached Dwelling by District¹

Requirement	LR	LMR	OSP	MR	MHR	NCR
Principal Building						
Lot area (square feet)	15,000	12,500	15,000	12,500	8,000	10,500
Lot frontage (feet)	110	80	100	80	50	50
Lot width (feet)	150	90	100	90	75	80 ²
Lot depth (feet)	175	150	200	135	100	100
Front yard (feet)	50	25	35	35	25	25 ⁴
Side yard (each) (feet)	30	15	15	15	10	10
Rear yard (feet)	80	40	45	40	30	20
Accessory Building/Structure/Use						
Distance to side line (feet)	4	4	4	4	4	4
Distance to rear line (feet)	4	4	4	4	4	4
Distance between buildings on lot (feet)	10	10	10	10	10	10
Maximum building coverage ³	15%	30%	18%	30%	30%	35%
Maximum impervious surface ⁵	20%	40%	25%	35%	45%	40%

NOTES:

1. All figures are minimum requirements unless otherwise designated.
2. In the NCR District, a building may be erected on any lot which is on an approved subdivision plan which was recorded prior to June 1, 1971, which has a minimum width of 70 feet at the building line.
3. Maximum building coverage is the total of principal and accessory buildings at ground level.
4. In NCR Districts, an open porch with supporting columns may be constructed in the front yard extending eight feet from the twenty-five-foot building line and may include an additional thirty-two-inch overhang of the eaves.
5. Impervious surface up to 50% is allowed for institutional uses permitted in residential districts.