

ZONING

209 Attachment 3

Township of Falls

Table 2
Lot Requirements for HR and AQ Districts

Requirement	HR District	AQ District
Principal Building		
Minimum tract area (acres)	6	3
Minimum frontage (feet) ¹	200	200
Minimum lot width (feet)	200	200
Minimum lot depth (feet)	600	500
Minimum perimeter yard (feet) ²	35	35
Minimum distance between buildings with facing windows (feet)	50 ³	50
Minimum distance between buildings, no facing windows (feet)	50 ³	50
Accessory Building/Structure/Use		
Minimum distance to side line (feet)	20	5
Minimum distance to rear line (feet)	20	5
Minimum outdoor active recreation area	250 square feet per dwelling unit	10% of gross tract area
Minimum indoor recreation area	10 square feet per dwelling unit	10 square feet per dwelling unit
Maximum building coverage ⁴	15%	25%
Maximum impervious surface ⁵	25%	45%

NOTES:

1. All of the minimum frontage shall be on a collector, arterial or primary road only.
2. The width of the perimeter yards shall not be less than the height of any building. A minimum of 1/2 of the width of the perimeter yard may be in buffer areas.
3. In HR Districts, the minimum distance between buildings as shown above shall be increased by one foot for each foot in height over 30 feet that the taller building stands.
4. Maximum building coverage is the total of principal and accessory buildings at ground level.
5. Impervious surface up to 50% is allowed for institutional uses permitted in residential districts.