

ZONING

209 Attachment 6

Township of Falls

Table 4
Requirements for HC, NC, SC and CR Districts

Requirement	HC	NC	SC	CR
Principal Building				
Minimum lot area (square feet)	40,000	20,000	5 acres ¹	20,000
Minimum frontage (feet)	200 ¹	125	200 ¹	125
Minimum lot width (feet)	200	125	200	125
Minimum lot depth (feet)	175	125	200	125
Min front yard (feet)	100	70	120	70
Minimum side yard (each, feet) ²	20	15	50	15 ⁴
Minimum rear yard (feet) ²	35	15	50	15 ⁴
Accessory Building/Structure/Use				
Minimum distance to side line (feet)	20	20	50	20
Minimum distance to rear line (feet)	35	20	50	20
Minimum distance between buildings (feet)	20	20	20 ⁵	20
Maximum building coverage ³	30%	30%	30%	30%
Maximum impervious surface	70%	70%	75%	50%

NOTES:

1. All of the minimum frontage shall be on collector, arterial or primary roads only.
2. Plus 25 feet in buffer yard where yard abuts a residential use or district.
3. Total of principal and accessory buildings at ground level.
4. Plus one foot of buffer yard for each foot of building height to 15 feet and three feet of buffer yard for each foot in excess of 15 feet where the yard abuts a residential use or district.
5. The minimum distance between buildings shall be 20 feet, or half the height of the tallest building, whichever number is greater.