

AREA, BULK AND DIMENSIONAL STANDARDS

1258 Attachment 1

Table B
Area, Bulk and Dimensional Standards
[March 1998 (revised October 1998)]

#	Use	Minimum Site Area	Minimum Lot Area	Minimum Site Width (feet)	Minimum Lot Width (feet)	Minimum Front Yard (feet)	Minimum Side Yard (feet)	Minimum Rear Yard (feet)	Maximum Height (feet)	Maximum Impervious Surface	Maximum Density (dwelling units per acre)	Minimum Open Space
Agricultural Uses												
A1	Agriculture/Farming	10 ac.	—	200	—	75	40	75	35	10%	—	—
A2	Agriculture/Intensive	10 ac.	—	200	—	100	50	100	35	20%	—	—
A3	Nursery, Plant	5 ac.	—	200	—	75	40	75	35	10%	—	—
A4	Kennel	5 ac.	—	200	—	100	50	100	35	10%	—	—
A5	Riding Academy	10 ac.	—	200	—	100	50	100	35	15%	—	—
Residential Uses												
B1	Single HH Detached											
	• R-1 District	—	1 ac.	—	150	50	20/50	50	35	20%	—	—
	• R-2 District	—	40,000 s.f.	—	150	50	20/50	50	35	20%	—	—
	• R-3 District	—	21,780 s.f.	—	100	35	15/40	35	35	20%	—	—
	• R-4 District	—	11,000 s.f.	—	50	35	10	15	35	30%	—	—
	• R-5 District	—	5,000 s.f.	—	50	20	8	10	35	40%	—	—
	• R-6 District	10 ac.	5,000 s.f.	200	50	20	8	30	35	40%	4	25%
	• C District	—	5,000 s.f.	—	50	20	8	10	35	40%	—	—
B2	Residential Cluster											
	• R-1 District	10 ac.	12,500 s.f.	200	85	40	12	25	35	20%	2	30%
	• R-2 District	10 ac.	12,500 s.f.	200	85	40	12	25	35	20%	2	30%
	• R-3 District	5 ac.	10,000 s.f.	200	80	30	10	25	35	30%	2	35%
	• R-4 District	5 ac.	8,000 s.f.	200	50	25	10	15	35	40%	3	35%
B3	Single HH Semidetached	10,000 s.f.	5,000 s.f.	—	30	20	10	10	35	40%	—	—
B4	Two HH Detached	10,000 s.f.	5,000 s.f.	—	50	20	8	10	35	40%	—	—
B5	Single HH Attached	10 ac.	2,000 s.f.	200	20	25	10	25	35	35%	8	35%

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B6	Multi HH/Apartment	10 ac.		200	—	75	75	75	45	30%	12	40%
B7	Mobile Home Park	15 ac.	5,000 s.f.	200	50	20	8	30	35	40%	4	25%
B8	PRD	Refer to Chapter 1272, "Planned Residential Overlay District"										
B9	Group Home	Same as B1 regulations (above) for applicable district										
B10	Rooming/Boarding	—	1 ac.	—	150	50	20/50	50	35	20%	3 bdrms	—
B11	Guest House/B & B	—	1 ac.	—	150	50	20/50	50	35	20%	—	—
B12	Life Care Facility	5 ac.	—	200	—	75 *	50*	50*	45	40%	4	50%
Institutional Uses												
C1	School	10ac.	—	200	—	100	50	100	35	—	—	—
C2	Day Care/Nursery	1ac.	—	100	—	50	20	35	35	50%	—	—
C3	Place of Worship	1ac.	—	100	—	50	20	35	35	65%	—	—
C4	Library/Museum	1ac.	—	100	—	50	20	35	35	65%	—	—
C5	Municipal/Gov't	1ac.	—	100	—	50	20	35	35	65%	—	—
C6	Cemetery/Mausoleum	10ac.	—	200	—	100	50	100	35	10%	—	—
C7	Community Center	3 ac.	—	150	—	50	20	50	35	40%	—	—
C8	Extended Care Facility	5 ac.	—	250	—	75	50	50	35	40%	8 bdrms	50%
C9	Hospital	10 ac.	—	250	—	100	50	100	35	65%	—	—
C10	Assisted Living Facility	5 ac.	—	250	—	75	50	50	45	40%	8 DUs	50%
Office Uses												
D1	Office	—	10,000 s.f.	—	80	40	10	15	35	75%	—	—
D2	Medical Office	—	10,000 s.f.	—	80	40	10	15	35*	75%	—	—
D3	Office Park								Refer to Section 10256.04 "Use Definitions and Standards"			
D4	Vet/Animal Hospital	—	10,000 s.f.	—	80	40	10	15	35	75%	—	—
Commercial Uses												
E1	Retail Store	—	10,000 s.f.	—	80	40	10	15	35	75%	—	—
E2	Service Business	—	10,000 s.f.	—	80	40	10	15	35	75%	—	—

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E3	Convenience Store	—	10,000 s.f.	—	80	40	10	15	35	75%	—	—
E4	Financial Est./Bank	—	10,000 s.f.	—	80	40	10	15	35	75%	—	—
E5	Repair Shop	—	10,000 s.f.	—	80	40	10	15	35	75%	—	—
E6	Chool, Commercial	—	10,000 s.f.	—	80	40	10	15	35	75%	—	—
E7	Funeral Home/Mortuary	—	10,000 s.f.	—	80	40	10	15	35	75%	—	—
E8	Garden Center	—	20,000 s.f.	—	80	40	10	15	35	75%	—	—
E9	Motel, Hotel and Inn	—	10,000 s.f.	—	80	40	10	15	35	75%	—	—
E10	Restaurant, Sit-Down	—	10,000 s.f.	—	80	40	10	15	35	75%	—	—
E11	Restaurant, Fast-Food	—	10,000 s.f.	—	80	40	10	15	35	75%	—	—
E12	Tavern	—	10,000 s.f.	—	80	40	10	15	35	75%	—	—
E13	Auto Repair/Service Station	—	10,000 s.f.	—	80	40	10	15	35	75%	—	—
E14	Auto Accessories	—	10,000 s.f.	—	80	40	10	15	35	75%	—	—
E15	Auto Body Repair/Paint	—	10,000 s.f.	—	80	40	10	15	35	75%	—	—
E16	Auto Sales	—	10,000 s.f.	—	80	40	10	15	35	75%	—	—
E17	Car Wash	—	10,000 s.f.	—	80	40	10	15	35	75%	—	—
E18	Drive-in Facility	—	10,000 s.f.	—	80	40	10	15	35	75%	—	—
E19	Flea Market	2 ac.	—	—	—	Refer to Section 1256.04, “Use Definitions and Standards”						
E20	Parking Lot/Garage	—	10,000 s.f.	—	80	40	10	15	35	75%	—	—
Recreational Uses												
F1	Entertainment, Indoor	—	10,000 s.f.	—	80	40	10	15	35	75%	—	—
F2	Health/Rec., Indoor	—	10,000 s.f.	—	80	40	10	15	35	75%	—	—
F3	Health/Rec., Outdoor	3 ac.	—	Buffers per Chapter 1256 required								
Industrial Uses												
G1	Contractor Services	—	2 ac.	—	200	75	50	50	35	70%	—	—
G2	Equipment Storage Yards	10 ac.	—	450	—	100	75	100	35	30%	—	—
G3	Flex Space	2 ac.	—	200	—	75	50	50	35	70%	—	—

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G4	Industrial Park	10 ac.	1.5 ac.	—	—	Refer to Section 1256.04, "Use Definitions and Standards"						
G5	Lumber Yard/ Millworking	2 ac.	—	200	—	75	50	50	35	70%	—	—
G6	Manufacturing	5 ac.	—	300	—	125	125	125	35	55%	—	—
G7	Miniwarehouse	10 ac.	—	300	—	100	50	100	35	50%	—	—
G8	Research Laboratory	2 ac.	—	200	—	75	50	50	35	70%	—	—
G9	Trades/Crafts	2 ac.	—	200	—	75	50	50	35	70%	—	—
G10	Truck Terminal	5 ac.	—	300	—	100	75	50	35	55%	—	—
G11	Wholesale/Storage/ Warehouse	5 ac.	—	300	—	100	75	50	35	55%	—	—
Community Service Uses												
H1	Emergency Services	Refer to Section 1256.04, "Use Definitions and Standards"										
H2	Flood Control	As determined by engineering requirements and by Township Council										
H3	Communications	Refer to Section 1256.04, "Use Definitions and Standards"										
H4	Transportation	Refer to Section 1256.04, "Use Definitions and Standards"										
H5	Utility Facilities	As determined by engineering requirements and by Township Council										
Accessory Uses												
11	Acc. Use, Residential	Refer to Section 1256.04, "Use Definitions and Standards"										
12	Acc. Use,	Refer to Section 1256.04, "Use Definitions and Standards"										
13	Acc. Structure,	Refer to Section 1256.04, "Use Definitions and Standards"										
14	Acc. Structure, Nonres.	Refer to Section 1256.04, "Use Definitions and Standards"										
15	Accessory Dwelling	Refer to Section 1256.04, "Use Definitions and Standards"										
16	Dwelling in	—	10,000 s.f.	—	80	40	10	15	35	75	—	—

NOTES:

- * One side yard only.
- ** End units only.
- *** Calculated on site, not lot, basis.
- **** Maximum 84 feet in O Office District.