

ZONING

118 Attachment 2

**Township of Unity**

**Yard, Space, Area and Bulk Requirements**

[Amended 5-11-2017 by Ord. No. O-5-2017; 3-12-2020 by Ord. No. O-5-2020; 3-31-2025 by Ord. No. O-1-2025]

<b>Requirements</b>	<b>C</b>	<b>A</b>	<b>R-1</b>	<b>R-2</b>	<b>R-3</b>	<b>B-1</b>	<b>B-2</b>	<b>B-3</b>	<b>I</b>	<b>IAP</b>	<b>M1</b>
Minimum Lot Area (S/F)	80,000	60,000	40,000	15,000	8,000	40,000	30,000	30,000	100,000	100,000	100,000
Min. Lot Area Per DU (S/F)	40,000*	30,000*	40,000*	7,500	4000	n/a	n/a	n/a	n/a	n/a	n/a
Min. Lot Width at Bldg. Line	200	150	125	90	60	200	200	200	200	200	200
Min. Front Yard Setback	35	35	35	25	25	75	75	75	75	50	75
Min. Side Yard Setback	15	15	15	12	10	30	30	30	30	25	25
Min. Rear Yard Setback	15	15	15	15	15	30	30	30	30	25	25
Maximum Building Coverage**	10%	20%	35%	50%	50%	40%	40%	40%	15%	50%	55%
Maximum Building Height	35	35	35	35	35	50	50	50	100	75	75

**Planned Group Units** - Shall have and follow those lot, area, height and density requirements set forth in the Unity Township Subdivision and Land Development Ordinance.

**PRD's** - Shall have and follow those lot, area, height and density requirements set forth in the Unity Township Subdivision and Land Development Ordinance.

**Commercial Development in the VC District** - Is deemed to be unique to the property to be developed. Area, height, lot and density requirements will vary from property to property depending on the nature and intensity of the proposed use and its impact on the property and surrounding properties. All area, lot, density and height requirements will be subject to review and approval by the Board of Supervisors or Zoning Hearing Board as part of the Site Development and Application Process.

## UNITY CODE

**Planned Institutional Groups (PIGs)** – Shall have and follow those lot, area, height and density requirements set forth in the Unity Township Subdivision and Land Development Ordinance.

**\*Lots in the C, A and R-1 District** - May be subject to reductions in minimum lot size where public water and/or sewage is available under Section 118-502.C of this Ordinance.

**\*The density for Apartments permitted in the I Zoning District are regulated by Section 118-701.B of the Ordinance.**

**\*\*For general guidance relating to the calculation of maximum building coverage for solar farms, cell towers and windmill farms, see the calculation methodologies set forth for solar farms in §118-23A(43)(g) and (h) of the Zoning Ordinance.**