

ZONING

27 Attachment 2

Township of Hemlock

RR Rural Residential District (§ 27-303)
[Amended by Ord. No. 03-09-2021, 3/9/2021]

Lot, Yard and Open Space Requirements		
Minimum Lot Requirements (See § 27-502)	Minimum Yard Requirements (See § 27-503)	Maximum Height Requirements (See § 27-504)
<p>1. Minimum lot area per principal structure or use:</p> <p>a. Residential uses</p> <p>1) Single-family detached dwellings or group homes:</p> <p>a) On-lot sewage and water: 1 acre (43,560 square feet) per dwelling unit.</p> <p>b) Public or community sewer and/or water: 30,000 square feet per dwelling unit.</p> <p>2) Residential cluster developments: 10 acres.</p> <p>b. All other principal uses: 1 acre (43,560 square feet) per use, except as provided below.</p> <p>1) Churches or places of worship: 2 acres.</p> <p>2) Public or private schools: 2 acres.</p> <p>c. Regardless of the minimums provided above, all lots must meet the requirements of the Pennsylvania Sewage Facilities Act and all other State or local sewage and water regulations.</p> <p>2. Minimum lot width: (measured at the building setback line)</p> <p>a. On-lot sewage and water: 150 feet.</p> <p>b. Public or community sewer and/or water: 125 feet.</p> <p>3. Maximum building coverage: 25%.</p>	<p>1. Front yard: 30 feet from edge of road right-of-way or 55 feet from road center line, whichever is greater.</p> <p>2. Side yards: (Principal and accessory structures). (See also § 27-503, Subsection 3.)</p> <p>a. On-lot sewage and water: 25 feet each side.</p> <p>b. Public or community sewer and/or water: 20 feet each side.</p> <p>3. Rear yard: (See also § 27-503, Subsection 4.)</p> <p>a. Principal structures: 35 feet.</p> <p>b. Accessory structures: 10 feet.</p>	<p>1. Principal structures: 40 feet.</p> <p>2. Accessory structures: 30 feet.</p>

ZONING

SR Suburban Residential District (§ 27-304)

[Amended by Ord. No. 12-12-2017, 12/12/2017; and by Ord. No. 03-09-2021, 3/9/2021]

Lot, Yard and Open Space Requirements		
Minimum Lot Requirements (See § 27-502)	Minimum Yard Requirements (See § 27-503)	Maximum Height Requirements (See § 27-504)
<p>1. Minimum lot area per principal structure or use:</p> <p>a. Residential uses:</p> <p>1) Single-family detached dwellings or group homes:</p> <p>a) Public or community sewer and on-lot water: 22,000 square feet per dwelling unit.</p> <p>b) Public or community sewer and public water: 15,000 square feet per dwelling unit.</p> <p>c) On-lot septic and on-lot water: 22,000 square feet per dwelling unit.</p> <p>d) On-lot septic and public water: 15,000 square feet per dwelling unit.</p> <p>2) Duplexes and conversion apartments:</p> <p>a) Public or community sewer and on-lot water: 15,000 square feet per dwelling unit.</p> <p>b) Public or community sewer and public water: 10,000 square feet per dwelling unit.</p> <p>c) On-lot septic and on-lot water: 15,000 square feet per dwelling unit.</p> <p>d) On-lot septic and public water: 10,000 square feet per dwelling unit</p> <p>2. Minimum lot width: (measured at the building setback line)</p> <p>a. Public or community sewer and on-lot water: 125 feet</p> <p>b. Public or community sewer and public water:</p> <p>1) Single-family detached dwellings and other principal uses: 100 feet</p> <p>2) Townhouse structures: 20 feet per dwelling unit (+ applicable side yard requirements)</p>	<p>1. Front yard: 30 feet from edge of road right-of-way or 55 feet from road center line, whichever is greater.</p> <p>2. Side yards: (Principal and accessory structures). (See also § 27-503, Subsection 3.)*</p> <p>a. Public or community sewer and on-lot water: 20 feet each side.</p> <p>b. Public or community sewer and public water: 15 feet on each side.</p> <p>c. On-lot septic and on-lot water: 20 feet on each side.</p> <p>d. On-lot septic and public water: 15 feet on each side.</p> <p>3. Rear yard: (See also § 27-502, Subsection 1D.)</p> <p>a. Principal structures: 35 feet.</p> <p>b. Accessory structures: 10 feet.</p> <p>*Note: No side yard shall be required where approved fireproof common walls are used.</p>	<p>1. Principal structures: 40 feet.</p> <p>2. Accessory structures: 20 feet.</p>

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Lot, Yard and Open Space Requirements		
Minimum Lot Requirements (See § 27-502)	Minimum Yard Requirements (See § 27-503)	Maximum Height Requirements (See § 27-504)
<ul style="list-style-type: none"> c. On-lot septic and on-lot water: 125 feet d. On-lot septic and public water: <ul style="list-style-type: none"> 1) Single-family detached dwellings and other principal uses: 100 feet 2) Townhouse structures: 20 feet per dwelling unit (+ applicable side yard requirements) 3. Minimum building coverage: 25%. 		

ZONING
UR Urban Residential District (§ 27-305)
[Amended by Ord. No. 03-09-2021, 3/9/2021]

Lot, Yard and Open Space Requirements		
Minimum Lot Requirements (See § 27-502)	Minimum Yard Requirements (See § 27-503)	Maximum Height Requirements (See § 27-504)
<p>1. Minimum lot area per principal structure or use:</p> <p>a. Residential uses:</p> <ol style="list-style-type: none"> 1) Single-family detached dwellings or group homes: <ol style="list-style-type: none"> a) Public or community sewer and on-lot water: 15,000 square feet per dwelling unit. b) Public or community sewer and water: 8,000 square feet per dwelling unit. 2) Duplexes or conversion apartments: <ol style="list-style-type: none"> a) Public or community sewer and on-lot water: 10,000 square feet per dwelling unit. b) Public or community sewer and water: 6,000 square feet per dwelling unit. 3) Townhouse structures (public or community sewer and water only): 4,000 square feet per dwelling unit. 4) Apartment buildings (public or community sewer and water only): 3,500 square feet per dwelling unit. 5) Multi-family housing developments (public or community sewer and water only): 2 acres. 6) Residential cluster developments (public or community sewer and water only): 5 acres. <p>b. All other principal uses: 15,000 square feet per use, except as provided below.</p> <ol style="list-style-type: none"> 1) Churches or places of worship: 1 acre. 2) Nursing or personal care homes: 1 acre. 	<ol style="list-style-type: none"> 1. Front Yard: 30 feet from edge of road right-of-way or 55 feet from road center line, whichever is greater. 2. Side yards: (principal and accessory structures) (See also § 27-503, Subsection 3.)* <ol style="list-style-type: none"> a. Public or community sewer and on-lot water: 15 feet each side. b. Public or community sewer and water: 10 feet each side. 3. Rear yard: (See also § 27-503, Subsection 4.) <ol style="list-style-type: none"> a. Principal structures: <ol style="list-style-type: none"> 1) Public or community sewer and on-lot water: 20 feet. 2) Public or community sewer and water: 10 feet. b. Accessory structures: <ol style="list-style-type: none"> 1) Abutting another lot: 10 feet. 2) Abutting an alley: 20 feet from alley center line. 	<ol style="list-style-type: none"> 1. Principal structures: 40 feet. 2. Accessory structures: 20 feet. <p>*Note: No side yard shall be required where approved fireproof common walls are used.</p>

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Lot, Yard and Open Space Requirements		
Minimum Lot Requirements (See § 27-502)	Minimum Yard Requirements (See § 27-503)	Maximum Height Requirements (See § 27-504)
<ul style="list-style-type: none"> 3) Institutional residences: 1 acre. 4) Public or private schools: 1 acre. 5) Neighborhood retail activities; and professional offices: 30,000 square feet c. Regardless, of the minimums provided above, all lots must meet the requirements of the Pennsylvania Sewage Facilities Act, and all other State and local sewage and water regulations. 2. Minimum lot width: (measured at the building setback line) <ul style="list-style-type: none"> a. Public or community sewer and on-lot water: 100 feet. b. Public or community sewer and water <ul style="list-style-type: none"> 1) Single-family detached dwellings and other principal uses: 80 feet. 2) Townhouse structures: 20 feet per dwelling unit (+ applicable side yard requirements) 3. Maximum building coverage: 35%. 		

ZONING
UR-1 Urban Residential District (§ 27-306)

Lot, Yard and Open Space Requirements		
Minimum Lot Requirements (See § 27-502)	Minimum Yard Requirements (See § 27-503)	Maximum Height Requirements (See § 27-504)
<p>1. Minimum Lot Area Per Principal Structure or Use:</p> <p>A. Residential:</p> <p>(1) Single-Family Detached Dwellings or Group Homes:</p> <p>(a) Public or Community Sewer and On-Lot Water: 15,000 square feet per dwelling unit.</p> <p>(b) Public or Community Sewer and Water: 8,000 square feet per dwelling unit.</p> <p>(2) Duplexes or Conversion Apartments:</p> <p>(a) Public or Community Sewer and On-Lot Water: 10,000 square feet per dwelling unit.</p> <p>(b) Public or Community Sewer and Water: 6,000 square feet per dwelling unit.</p> <p>(3) Townhouse Structures (Public or Community Sewer & Water Only): 5,000 square feet per dwelling unit.</p> <p>(4) Apartment Buildings (Public or Community Sewer & Water Only): 3,500 square feet per dwelling unit.</p> <p>(5) Multi-Family Housing Developments (Public or Community Sewer and Water Only): 2 acres.</p> <p>(6) Residential Cluster Developments (Public or community Sewer & Water Only): 5</p>	<p>1. Front Yard: 30 feet from edge of road right-of-way or 55 feet from road center line, whichever is greater.</p> <p>2. Side Yards: (Principal AND Accessory Structures) (See also § 27-503, Subsection 1C.)*</p> <p>A. Public or Community Sewer and On-Lot Water: 15 feet each side.</p> <p>B. Public or Community Sewer and Water 10 feet each side.</p> <p>3. Rear Yard: (See also § 27-503, Subsection 1D.)</p> <p>A. Principal Structures:</p> <p>(1) Public or Community Sewer & On-Lot Water: 20 feet.</p> <p>(2) Public or Community Sewer & Water 10 feet.</p> <p>B. Accessory Structures:</p> <p>(1) Abutting Another Lot: 10 feet.</p> <p>(2) Abutting an Alley: 20 feet from alley center line.</p> <p>*NOTE: No side yard shall be required where approved fireproof common walls are used.</p>	<p>1. Principal Structures: 40 feet.</p> <p>2. Accessory Structures: 20 feet.</p>

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Lot, Yard and Open Space Requirements		
Minimum Lot Requirements (See § 27-502)	Minimum Yard Requirements (See § 27-503)	Maximum Height Requirements (See § 27-504)
<p style="text-align: center;">acres.</p> <p>B. All Other Principal Uses 15,000 square feet per use, except as provided below.</p> <p>(1) Churches or Places of Worship: 1 acre.</p> <p>(2) Nursing or Personal Care Homes: 1 acre.</p> <p>(3) Institutional Residences: 1 acre.</p> <p>(4) Public or Private Schools: 1 acre.</p> <p>(5) Neighborhood Retail Activities: .& Professional Offices: 30,000 square feet</p> <p>C. Regardless of the minimums provided above, all lots must meet the requirements of the PA Sewage Facilities Act, and all other State and local sewage and water regulations.</p> <p>2. Minimum Lot Width: (measured at the building setback line).</p> <p>A. Public or Community Sewer and On-Lot Water: 100 feet.</p> <p>B. Public or Community Sewer and Water:</p> <p>(1) Single-Family Detached Dwellings and Other Principal Uses: 80 feet.</p> <p>(2) Townhouse Structures: 20 feet per dwelling unit (+ applicable side yard requirements)</p> <p>3. Maximum Building Coverage: 35%.</p>		

ZONING

C General Commercial District (§ 27-307)

[Amended by Ord. No. 12-12-2017, 12/12/2017; and by Ord. No. 03-09-2021, 3/9/2021]

Lot, Yard and Open Space Requirements		
Minimum Lot Requirements (See § 27-502)	Minimum Yard Requirements (See § 27-503)	Maximum Height Requirements (See § 27-504)
<p>Nonresidential Uses</p> <ol style="list-style-type: none"> 1. Minimum lot area per principal structure or use: <ol style="list-style-type: none"> a. 20,000 sq. ft. per use; however each lot shall be of sufficient size to provide for all proposed buildings and structures, and shall meet all required service, access, parking, loading, and open space requirements. b. All lots shall also meet the requirements of the Pennsylvania Sewage Facilities Act and all other State and local sewage and water regulations. 2. Minimum lot width: 100 feet (measured at the building setback line). 3. Maximum building coverage: 40%. 4. Maximum impervious surface: 70%. <p>Residential Uses</p> <ol style="list-style-type: none"> 1. Duplexes or conversion apartments: <ol style="list-style-type: none"> a. Minimum lot size: <ol style="list-style-type: none"> 1) Public or community sewer and on-lot water: 10,000 sq. ft. per dwelling unit. 2) Public or community sewer and water: 6,000 sq. ft. per dwelling unit. b. Minimum lot width: <ol style="list-style-type: none"> 1) Public or community sewer and on-lot water: 100 feet. 2) Public or community sewer and water: 80 feet. c. Maximum building coverage: 35%. 2. Townhouse structures: <ol style="list-style-type: none"> a. Minimum lot size: see § 27-405. b. Minimum lot width: <ol style="list-style-type: none"> 1) 20 feet per dwelling unit (plus applicable side yard requirements). c. Maximum building coverage: 35%. 	<p>Nonresidential Uses</p> <ol style="list-style-type: none"> 1. Front yard: <ol style="list-style-type: none"> a. Buildings: 50 feet from edge of road right-of-way or 75 feet from road center line, whichever is greater. b. Parking areas: 20 feet from edge of road right-of-way. (No parking shall be permitted within this required setback area.) 2. Side yards: <ol style="list-style-type: none"> a. Buildings (principal and accessory structures): 10 feet when abutting a lot in the General Commercial, Interchange Commercial or Industrial District; 50 feet when abutting a lot in any other zone. b. Parking and/or loading areas: 10 feet when abutting a lot in the General Commercial, Interchange Commercial or Industrial District; 50 feet when abutting a lot in any other zone. 3. Rear yard: <ol style="list-style-type: none"> a. Buildings: <ol style="list-style-type: none"> 1) Principal structures: 25 feet when abutting a lot in the General Commercial, Interchange Commercial or Industrial District; 50 feet when abutting a Lot in any other zone. 2) Accessory structures: 10 feet when abutting a Lot in the General Commercial, Interchange Commercial or Industrial District; 50 feet when abutting a lot in any other zone. b. Parking and/or loading areas: 10 feet when abutting a lot in the General Commercial, Interchange Commercial or Industrial District; 50 feet when abutting a lot in any other zone. 	<ol style="list-style-type: none"> 1. Principal structures: 50 feet. 2. Accessory structures: 20 feet.

Lot, Yard and Open Space Requirements

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Minimum Lot Requirements (See § 27-502)	Minimum Yard Requirements (See § 27-503)	Maximum Height Requirements (See § 27-504)
	<p style="text-align: center;">Residential Uses</p> <ol style="list-style-type: none"> 1. Front yard: 30 feet from edge of road right-of-way or 55 feet from road center line, whichever is greater. 2. Side yards (principal and accessory structures) (See also § 27-503, Subsection 3)* <ol style="list-style-type: none"> a. Public or community sewer and on-lot water: 15 feet each side. b. Public or community sewer and water: 10 feet each side. c. In the case of a common wall (within a duplex or townhouse structure), the side setback may be 0 feet. 3. Rear yard (See also § 27-503, Subsection 4): <ol style="list-style-type: none"> a. Principal structures: <ol style="list-style-type: none"> 1) Public or community sewer and on-lot water: 20 feet. 2) Public or community sewer and water: 10 feet. b. Accessory structures: <ol style="list-style-type: none"> 1) Abutting another lot: 10 feet. 2) Abutting an alley: 20 feet from alley center line. <p>*NOTE: No side yard shall be required where approved fireproof common walls are used.</p>	

ZONING

IC Interchange Commercial District (§ 27-308)

[Amended by Ord. No. 12-12-2017, 12/12/2017; and by Ord. No. 03-09-2021, 3/9/2021]

Lot, Yard and Open Space Requirements		
Minimum Lot Requirements (See § 27-502)	Minimum Yard Requirements (See § 27-503)	Maximum Height Requirements (See § 27-504)
<p>Nonresidential Uses</p> <ol style="list-style-type: none"> 1. Minimum lot area per principal structure or use: <ol style="list-style-type: none"> a. 20,000 square feet per use; however each lot shall be of sufficient size to provide for all proposed buildings and structures, and shall meet all required service, access, parking, loading, and open space requirements. b. All lots shall also meet the requirements of the Pennsylvania Sewage Facilities Act and all other State and local sewage and water regulations. 2. Minimum lot width: 100 feet (measured at the building setback line). 3. Maximum building coverage: 40%. 4. Maximum impervious surface: 70%. <p>Residential Uses</p> <ol style="list-style-type: none"> 1. Duplexes or conversion apartments: <ol style="list-style-type: none"> a. Minimum lot size: <ol style="list-style-type: none"> 1) Public or community sewer and on-lot water: 10,000 sq. ft. per dwelling unit. 2) Public or community sewer and water: 6,000 sq. ft. per dwelling unit. b. Minimum lot width: <ol style="list-style-type: none"> 1) Public or community sewer and on-lot water: 100 feet. 2) Public or community sewer and water: 80 feet. c. Maximum building coverage: 35%. 2. Townhouse structures: <ol style="list-style-type: none"> a. Minimum lot size: see § 27-405. b. Minimum lot width: <ol style="list-style-type: none"> 1) 20 feet per dwelling unit (plus applicable side yard requirements). 	<p>Nonresidential Uses</p> <ol style="list-style-type: none"> 1. Front yard: <ol style="list-style-type: none"> a. Buildings: 50 feet from edge of road right-of-way or 75 feet from road center line, whichever is greater. b. Parking areas: 20 feet from edge of road right-of-way. (No parking shall be permitted within this required setback area.) 2. Side yards: (See also § 27-503, Subsection 3.) <ol style="list-style-type: none"> a. Buildings (principal and accessory Structures): 10 feet when abutting a Lot in the General Commercial, Interchange Commercial or Industrial District; 50 feet when abutting a lot in any other zone.* b. Parking and/or loading areas: 10 feet when abutting a lot in the General Commercial, Interchange Commercial or Industrial District; 50 feet when abutting a lot in any other zone. 3. Rear yard: (See also § 27-503, Subsection 4.) <ol style="list-style-type: none"> a. Buildings: <ol style="list-style-type: none"> 1) Principal structures: 25 feet when abutting a lot in the General Commercial, Interchange Commercial or Industrial District; 50 feet when abutting a lot in any other zone. 2) Accessory structures: 10 feet when abutting a lot in the General Commercial, Interchange Commercial or Industrial District; 50 feet when abutting a lot in any other zone. b. Parking and/or loading areas: 10 feet when abutting a lot in the General Commercial, Interchange Commercial or Industrial District; 50 feet when abutting a lot in any other zone. 	<ol style="list-style-type: none"> 1. Principal structures: 50 feet. 2. Accessory structures: 20 feet.

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Lot, Yard and Open Space Requirements		
Minimum Lot Requirements (See § 27-502)	Minimum Yard Requirements (See § 27-503)	Maximum Height Requirements (See § 27-504)
<p>c. Maximum building coverage: 35%.</p>	<p>Residential Uses</p> <ol style="list-style-type: none"> 1. Front yard: 30 feet from edge of road right-of-way or 55 feet from road center line, whichever is greater. 2. Side yards (principal and accessory structures) (See also § 27-503, Subsection 3)*: <ol style="list-style-type: none"> a. Public or community sewer and on-lot water: 15 feet each side. b. Public or community sewer and water: 10 feet each side. c. In the case of a common wall (within a duplex or townhouse structure), the side setback may be 0 feet. 3. Rear yard (See also § 27-503, Subsection 4): <ol style="list-style-type: none"> a. Principal structures: <ol style="list-style-type: none"> 1) Public or community sewer and on-lot water: 20 feet. 2) Public or community sewer and water: 10 feet. b. Accessory structures: <ol style="list-style-type: none"> 1) Abutting another lot: 10 feet. 2) Abutting an alley: 20 feet from alley center line. <p>NOTE: No side yard shall be required where approved fireproof common walls are used.</p>	

ZONING
I Industrial District (§ 27-309)

Lot, Yard and Open Space Requirements		
Minimum Lot Requirements (See § 27-502)	Minimum Yard Requirements (See § 27-503)	Maximum Height Requirements (See § 27-504)
<ol style="list-style-type: none"> 1. Minimum lot area per principal structure or use: <ol style="list-style-type: none"> a. 1 acre per use, except as provided below. In addition, each lot shall be of sufficient size to provide for all proposed buildings and structures, and shall meet all required service, access, parking, Loading, and open space requirements. b. Solid waste transfer stations: multi-tenant industrial facilities or Industrial Parks: 5 acres. c. Incinerators; or hazardous materials storage facilities: 10 acres. d. Junkyards or auto salvage operations: see current Township junkyard ordinance. e. All lots shall meet the requirements of the Pennsylvania Sewage Facilities Act and all other State and local sewage and water regulations. 2. Minimum lot width: 100 feet (measured at the building setback line). 3. Maximum building coverage: 50%. 4. Maximum impervious surface: 80%. 	<ol style="list-style-type: none"> 1. Front yard: <ol style="list-style-type: none"> a. Buildings: 50 feet from edge of road right-of-way or 75 feet from road center line, whichever is greater. b. Parking areas: 20 feet from edge of road right-of-way. (No parking shall be permitted within this required setback area.) 2. Side yards: (See also § 27-503, Subsection 3.) <ol style="list-style-type: none"> a. Buildings (principal and accessory structures): 20 feet when abutting a lot in the Commercial or Industrial District; 50 feet when abutting a tot in any other zone. b. Parking and/or loading areas: 10 feet when abutting a lot in the Commercial or Industrial District; 50 feet when abutting a Lot in any other zone. 3. Rear yard: (See also § 27-503, Subsection 4.) <ol style="list-style-type: none"> a. Buildings: <ol style="list-style-type: none"> 1) Principal structures: 30 feet abutting a lot in the Commercial or Industrial District; 50 feet when abutting a lot in any other zone. 2) Accessory structures: 10 feet when abutting a Lot in the Commercial or a lot in any other zone. b. Parking and/or loading areas: 10 feet when abutting a lot in the Commercial or Industrial District; 50 feet when abutting a lot in any other zone. 	<ol style="list-style-type: none"> 1. Principal structures: 50 feet. 2. Accessory structures: 20 feet.

ZONING
A Agricultural District (§ 27-310)
[Amended by Ord. No. 03-09-2021, 3/9/2021]

Lot, Yard and Open Space Requirements		
Minimum Lot Requirements (See § 27-502)	Minimum Yard Requirements (See § 27-503)	Maximum Height Requirements (See § 27-504)
<p>1. Minimum lot area per principal structure or use:</p> <p>a. Agricultural uses: 1 acre, except as provided below.</p> <ol style="list-style-type: none"> 1) Raising of livestock or poultry: 2 acres. 2) Stables or riding academies, animal hospitals, or kennels: 2 acres. 3) Concentrated animal feeding operations: 25 acres. <p>b. Residential uses:</p> <ol style="list-style-type: none"> 1) Single-family detached dwellings or seasonal dwellings: <ol style="list-style-type: none"> a) Lots with slopes of less than 10%: 1 acre.* b) Lots with slopes From 10% to 15%: 2 acres* c) Lots with slopes over 15%: 5 acres* 2) Mobile home parks: 5 acres. 3) Residential cluster developments: 25 acres. 4) Continuing care retirement communities: 25 acres. <p>c. Commercial recreational uses: 5 acres.</p> <p>d. All other principal uses: 2 acres per use, except as provided below.</p> <ol style="list-style-type: none"> 1) Mineral extraction operations: 5 acres. <p>e. Regardless of the minimums provided above, all lots must meet the requirements of the Pennsylvania Sewage Facilities Act and all other State and local sewage and water regulations.</p> <p>2. Minimum lot width: 150 feet (measured at the building setback line).</p> <p>3. Maximum building coverage: 25%.</p>	<ol style="list-style-type: none"> 1. Front yard: 30 feet from edge of road right-of-way or 55 feet from road center line, whichever is greater. 2. Side yards (principal and accessory structures) (See also § 27-503, Subsection 3.) <ol style="list-style-type: none"> a. Residential uses: 25 feet each side. b. Buildings housing livestock or unenclosed manure storage: 100 feet each side. 3. Rear yard: (see also § 27-503, Subsection 4.) <ol style="list-style-type: none"> a. Residential uses: <ol style="list-style-type: none"> 1) Principal structures: 45 feet. 2) Accessory structures: 10 feet. b. Buildings housing livestock or unenclosed manure storage: 100 feet. <p>*NOTE: Lot slope shall be measured from the edge of the road R/W or front property line to the rear property line and shall be determined by dividing the change in elevation between the lowest elevation on the front lot line to the highest elevation on the rear lot line (i.e., the vertical distance) by the total distance measured between the same two points (i.e., the horizontal distance).</p>	<ol style="list-style-type: none"> 1. Principal structures: 40 feet. 2. Accessory structures: 30 feet. 3. Agricultural structures: No maximum.

ZONING

FF and FP Flood Fringe and General Floodplain District (Overlying District) (§ 27-311)

Lot, Yard and Open Space Requirements		
Minimum Lot Requirements (See § 27-502)	Minimum Yard Requirements (See § 27-503)	Maximum Height Requirements (See § 27-504)
SAME AS THE UNDERLYING DISTRICT		

ZONING
FW Floodway District (Overlying District) (§ 27-312)

Lot, Yard and Open Space Requirements		
Minimum Lot Requirements (See § 27-502)	Minimum Yard Requirements (See § 27-503)	Maximum Height Requirements (See § 27-504)
SAME AS THE UNDERLYING DISTRICT		