

ZONING

27 Attachment 4

Township of Hemlock

Appendix 27-B

Table of General Dimensional Requirements*
[Amended by Ord. No. 12-12-2017, 12/12/2017]

Zone	Minimum Lot Area	Minimum Lot Width ¹ (feet)	Minimum Yard Setbacks			Maximum Height ³ (feet)	Maximum Building Coverage
			Front ² (feet)	Side (each) (feet)	Rear ³ (feet)		
RR	On-Lot S & W — 1 acre (43,560 square feet)	150	30/55	25	35/10	40/20	25%
	Public S and/or W — 30,000 square feet	125	30/55	20	35/10	40/20	25%
SR	Public S & On-Lot W — 22,000 square feet	125	30/55	20	35/10	40/20	25%
	Public S and/or W — 15,000 square feet	100	30/55	15	35/10	40/20	25%
	On-lot S & On-lot W — 22,000 square feet	125	30/55	20	35/10	40/20	25%
	On-lot S & Public W — 15,000 square feet	100	30/55	15	35/10	40/20	25%
UR	Public S & On-Lot W — 22,000 square feet	100	30/55	15	20/10	40/20	35%
	Public S and/or W — 15,000 square feet	80	30/55	10	10/10	40/20	35%
C	20,000 square feet	100	50/75	10/50 ⁴	25/50 ⁴ (P) 10/50 ⁴ (A)	50/20	40%/70% ⁵

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			Front ² (feet)	Side (each) (feet)	Rear ³ (feet)		
	Duplexes or conversion apartments						
	Public S & On-Lot W — 10,000 square feet per dwelling unit	100	30/55	15	20/10	50/20	35%
	Public S & Public W — 6,000 square feet per dwelling unit	80	30/55	10	10/10	50/20	35%
	Townhouses						
	Public S & On-Lot W — 4,000 square feet per dwelling unit	20 per DU plus side yard requirements	30/55	15	20/10	50/20	35%
	Public S & Public W — 4,000 square feet per dwelling unit	20 per DU plus side yard requirements	30/55	10	10/10	50/20	35%
IC	20,000 square feet	100	50/75	10/50 ⁴	25/50 ⁴ (P) 10/50 ⁴ (A)	50/20	40%/70% ⁵
	Duplexes or conversion apartments						
	Public S & On-Lot W — 10,000 square feet per dwelling unit	100	30/55	15	20/10	50/20	35%

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			Front ² (feet)	Side (each) (feet)	Rear ³ (feet)		
	Public S & Public W — 6,000 square feet per dwelling unit	80	30/55	10	10/10	50/20	35%
	Townhouses						
	Public S & On-Lot W — 4,000 square feet per dwelling unit	20 per DU plus side yard requirements	30/55	15	20/10	50/20	35%
	Public S & Public W — 4,000 square feet per dwelling unit	20 per DU plus side yard requirements	30/55	10	10/10	50/20	35%
I	1 acre (43,560 square feet)	100	50/75	20/50 ⁴	30/50 ⁴ (P) 10/50 ⁴ (A)	50/20	50%/80% ⁵
A	1 acre (43,560 square feet)	150	30/55	25	45/10	40/20	25%
FF, FP, and FW	Same as the underlying district						

NOTES:

***Note:** See also lot, yard and open space requirements in Part 3 for each zoning district and the supplementary use regulations in Part 4 for dimensional standards for specific uses.

¹ Measured at minimum building setback line.

² Measured from edge of road right-of-way/road center line.

³ Principal structures/accessory structures.

⁴ Abutting commercial or industrial district/abutting any other district.

⁵ Building coverage/impervious surface.