

Sec. 36-171. - Schedule of area, height, and bulk regulations.

District		Minimum Lot Area (Sq. Ft.) ^{1, 6} *	Minimum Lot Width At Street (Feet) ² *	Maximum Lot Coverage Buildings/Parking (%) ⁷ *	Minimum Yard Setback (Feet) ⁴ *			Maximum Building Height		Additional Regulations <u>Section 36-172</u>
					F ³ *	S ⁴ *	R	Stories	Feet	
A.	RAA-Low Density Rural Residential	87,120	200	20/20	30	20	35	2.5	35	Yes
B.	RA-Medium Density Residential	43,560	125	35/40	25	10	30	2.5	35	Yes
C.	RB-High Density Residential	10,000	70	35/40	25	8	30	2.5	35	No
D.	WFR-Waterfront Residential	43,560	125	35/40	25	10 ⁵ *	30	2.5	35	Yes

E.	NR-Natural River Residential	43,560	150	35/40	25	10	30	2.5	35	Yes
F.	MHP-Mobile Home Park Residential	See Section 36-176.						2.5	35	Yes
G.	NS-Neighborhood Service	10,000	80	40/75	25	20 ^{5*}	25	2.5	35	Yes
H.	CS-Community Service	43,560	150	40/75	30	20 ^{5*}	25	2.5	35	Yes
I.	LI-Limited Industrial	43,560	150	40/75	30	20	25	3	40	Yes
J.	GI-General Industrial	87,120	200	40/75	50	20	25	3	40	Yes
K.	MD-Mixed Development	43,560	150	40/65	40	20	25	3	40	Yes

L.	Village Residential	21,780 ^{9*} Residential with sanitary sewer: 14,000 8,9,10*	80	35/40 ^{11*}	20 ^{12*}	10	25	2.5	35	Yes
M.	Village Center	18,700 ^{9*} Residential with sanitary sewer: 10,600 8,9,10*	65	50/80 ^{11*}	see note 12*	10 13*	15	2.5	35	Yes
N.	PPRF - Public & Private Recreational Facilities District	1,742,400	660	20/20	100	50	100	2.5	35	Yes

* See Footnotes

Footnotes to section 36-171 Schedule of Area, Height, and Bulk Regulations:

1. Minimum lot areas are for all uses within district unless otherwise specified in section 36-171, schedule of use regulations.
Minimum lot areas are exclusive of public street right-of-way or private road access easements.
2. Minimum lot widths are required along the street upon which lot principally fronts. On cul-de-sacs or where a curvilinear street pattern results in irregularly shaped lots with non-parallel side lot lines, the following minimum lot widths shall apply:

District	Minimum Lot Width at Right-of-Way	Minimum Lot Width at Building Line
RAA	64 feet	106 feet
RA, WFR	64 feet	100 feet
RB	60 Feet	70 Feet
RC	100 Feet	150 Feet
NR	80 Feet	150 Feet

3. Minimum front yard setbacks are required as shown except where established buildings on adjacent lots vary from this minimum. In such case, a new building shall be constructed with a front yard of no less depth than the average front yards of buildings located on each side of the proposed building. In no case shall this provision be interpreted to allow a front yard of more than 40 feet or less than 20 feet.

On corner lots, both street yards shall provide the minimum front yard setback. The size of corner lots shall be large enough to accommodate both front yard setbacks and a building of a similar size to those on non-corner lots.
4. In any district, a principal building, all attached structures, fences, and accessory structures shall not be permitted within 50 feet of the ordinary high-water mark of any body of water unless otherwise stated.

In the Natural River Residential (NR) zoning district in addition to required front, side, and rear yard setbacks, all new buildings and structures shall be required to be setback a minimum of 125 feet from the ordinary high-water mark, or if the ordinary high-water mark cannot be determined, the setback shall be from the river's edge. The setback may be decreased ten feet for every ten-foot rise in bank height to a minimum of 75 feet from the ordinary high-water mark.

5. In the Water Front Residential (WFR) zoning district lots that have less than or equal to 60 feet lot widths shall be provided a reduced minimum side yard setback of 5 feet with an aggregate side yard setback of 15 feet.

In Neighborhood Service (NS) and Community Service (CS) Districts, a principal building may be constructed on or near the property line provided that the combination of the two side yards shall total 20 feet and the building's side wall be a firewall meeting building code. In all cases, one side yard shall be provided, which is sufficient to permit the access of emergency vehicles to the rear of the building.

6. Lots shall contain a sufficient buildable site exclusive of any wetlands meeting the minimum zoning setback regulations plus off-street parking, septic disposal fields, well location and accessory building provisions.

7. The maximum lot coverage values are for the following:

- a. Building lot coverage; the total footprint of buildings, divided by the site, excluding water bodies and wetlands.
- b. Total impervious surface; the total footprint of buildings, parking, paved and gravel storage yards, driveways, streets, roads, and sidewalks, divided by the size of the site, excluding water bodies and wetlands.

Single-family or two-family residential lots may have up to an additional ten percent lot coverage after approval of a grading and drainage plan, prepared by a registered engineer or a registered landscape architect and approved by the Township Engineer.

8. For multiple family dwellings with sanitary sewer, the following maximum densities shall be allowed:

Housing type	Maximum dwelling units per acre	
	Village Center	Village Residential
Apartments	10	8

Multiple Family Dwellings	8	6
Duplexes	6	5

9. The minimum lot area for residential (single and multiple family) may be reduced by up to 25 percent, provided that at least half the total area by which residential lots are reduced below the minimum lot size be provided as common open space, meeting the requirements of section 36-437.
10. The minimum lot area for residential (single and multiple family) with sanitary sewer may be reduced to the sanitary sewer minimum lot size.
11. No building shall be greater than 30,000 square feet gross floor area except for a group of uses, each with individual pedestrian entrances.
12. Buildings shall be placed no more than 20 feet from the front lot line. A lesser setback may be required by the planning commission where the established setbacks of adjacent buildings is less than 20 feet. Where the average front yard setbacks for the adjacent buildings on either side of the proposed use is greater than 20 feet the planning commission may permit a front yard setback above 20 feet but not to exceed the average front yard setbacks for the adjacent buildings. For a structure with a garage door facing a public street or private road, the accessory garage building, or the front wall of the attached garage, shall be setback a minimum of five feet behind the front building line of the principal structure.
13. The side yard setback shall be a minimum ten feet except a zero foot setback may be permitted where the building abuts another building which is separated by an approved firewall.

(Zoning Ord. 2020, § 7.6.1, 1-5-2021; Ord. No. 21-003, 9-5-2023; Ord. No. 22-001, 9-5-2023)