

LOWER TOWNSHIP

400-17D GB: Setbacks are 25', 25', 6' and 6'  
Bulk requirements = adjacent district

<u>Principal Bldg minimums</u>	Subsection 400-14D(R-1;R-2)		Subsection 400-15D			Subs. 400-18D	Subs. 400.58F
	R-1 R-2	R-2 Sewered	R-3 Sewered	R-3 Unsewered	R-4	RB	Clusters R-2 Sewered
Lot Area	1 Acre	½ Acre	7500sq. ft. **	35,000 sq. ft. **	6400 sq.ft	1 Acre	7500 sq. ft.
Lot Frontage/ Width	150'	100'	75'	100'	80'	150'	75'
Lot Depth	200'	120'	90'	150'	80'	200'	90'
Side Yd. (Each)	30'	20'	6' & 10'	6' & 10'	14' total 4' minimum	30'	6' & 10'
*Front Yard	50'	30'	20'***	20' ***	20'	50'	25'
Rear Yard	30'	20'	20'	20'	20'	30'	20'
Gross Floor Area - 1st. Flr.	1000 sq. ft	1000 sq. ft.	650 sq. ft.	650 sq. ft.	900 sq. ft.		
<u>Accessory Bldg Minimums</u>							
Distance to side & Rear Lines	4'	4'	4'	4'	4'	15'	4'
Distance to House or bldgs.	6'	6'	6'	6'	4'	10'	6'
MAXIMUM COVERAGE OF LOT							
Principal Use	10% R-1, 2	12%	30%	30%	45%	20%	30%
Accessory use (No larger than Principal Use)	10%	10%	10%	10%	10%	10%	10%

CORNER LOTS HAVE 2 FRONT YARDS.

\*In all zones - OPEN Decks may have 15' front yard setbacks.

\*\*A 2-family dwelling in R-3-Sewered requires double lot area; R-3 Unsewered requires 40,000 square feet.

\*\*\*Ord. 92-11: 20' front setback, except corner lots if site triangle encroachment results.

Driveways in R-1 & R-2: 6' from property lines  
R-B Zone: Business use maximum = 3600 sq. ft.