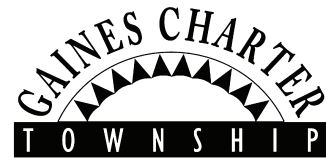


# Planning & Zoning Department Residential Zoning Guide

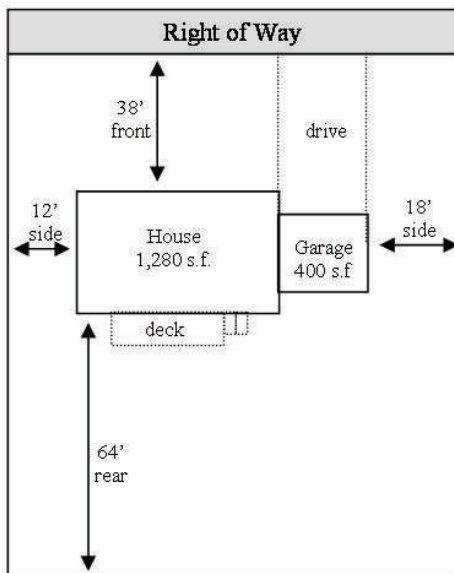


The following types of construction require a **Application for Zoning Approval**:

- Single-family and Two-family home construction and/or additions.
- Detached accessory buildings greater than 200 square feet.
- Pools.
- Decks.

The application must be completed and returned to the Planning and Zoning Department so staff can confirm that your construction meets Township zoning requirements. If approved, you can proceed in obtaining a building permit.

### EXAMPLE



**Setbacks** are the distance from the lot line or access easement, to the foundation of the building. Porches and decks are not included in the setback unless they are in the front or side yard, enclosed or nearly enclosed.

**Drainage Easements** cannot be built on or graded.

A **Corner Lot's** front lot line is the narrowest lot line adjacent to a street.

**Sidewalk** installation is required for all properties connected to public sewer. If there are specific problems or questions you should contact the Planning and Zoning Department.

**Floor area** is the sum of the floor area on every floor. It does not include full basements, unfinished attics, garages, breezeways or porches.

**Garage floor area** cannot be more than the house floor area at ground level. The garage must also be architecturally compatible with the house.

Sheds and pole barns are referred to as **Accessory Buildings**.

**See below for information on size and setback restrictions for houses and accessory buildings.**

Single Family and Two Family Housing Setbacks					
Setbacks	RL-14	RL-10	R-3	A-R	A-B
Front	35'	35'	35'	60'	60'
Side	8'	8'	20' total / 8' min	20'	15'
Street Side	35'	35'	35'	60'	60'
Rear	35'	35'	50'	100' (20')	50' (15')
Minimum Floor Area					
<b>Single Family Dwelling</b>	<i>One story with full basement:</i> 1080 square feet on first floor. <i>Two story with full basement:</i> 650 square feet on the first floor above grade and 1200 square feet total above grade. <i>All other units (including bi-level and tri-levels):</i> 1200 square feet total living area (includes basement)				
<b>Two Family Dwelling</b>	<i>One story:</i> 720 square feet per dwelling unit. <i>More than one story:</i> 820 square feet per dwelling unit.				
<b>Maximum Height</b>	35 feet or 2.5 stories, whichever is less.				

Accessory Building Guidelines			
Maximum Floor Area Allowed			
<b>RL-14, RL-10, R-3</b>	1200 square feet, or 1.5% of the lot area, whichever is less.		
<b>A-B, A-R</b>	2400 square feet, or 3% of the lot area, whichever is less.		
Minimum Required Setbacks - 200 square feet and greater			
	A-B and A-R	RL-14	RL-10 & R-3
<b>Front</b>	60**	Not Permitted in front yard	
<b>Side</b>	20'	8'	8'
<b>Rear</b>	3'	3'	3'
<b>Corner Lot Street Side</b>	60'	35'	35'
<b>Corner Lot Rear</b>	20'	8'	8'
<b>Separation Distance</b>	10'	10'	10'
<b>Maximum Height</b>	20'	16'	16'
*Type I Buffer required.			