

**APPENDIX B.1**

**REGULATIONS GOVERNING THE SIZE OF LOTS, SETBACKS, AND BUILDINGS FOR PERMITTED USES**

This table does not apply to Special Uses. See Chapter 4 for regulations governing Special Uses. Also see Chapter 4 for other Supplementary Regulations governing various uses including variations to lot and yard sizes, regulations governing accessory structures, signs, off-street parking and loading, and Chapter 9 for non-confirming uses and lots.

ZONING DISTRICT AND TYPE OF USE	MINIMUM LOT AREA (SQ. FT)	MINIMUM LOT WIDTH (FT)	Maximum Height (FT./Stories)	SETBACK FOR PRINCIPAL STRUCTURE		
				MIN. FROM FRONT LOT LINE (FT.)	MIN. FROM SIDE (FT.) Each	MIN. FROM LOT LINE REAR LOT LINE (FT.)
<b>R-1</b> Single-family (including manufactured/mobile homes in agreement with Chapter 4)	7,500	60	35/2.5	***20	10	10
Twin Dwelling	14,000	85	35/2.5	***20	10	10
Townhouse (permitted only with approved central sanitary sewer and public supply of water)	2 acres maximum total density of 4 dwelling units per acre	See Chapter 4	35/2.5	See Chapter 4	See Chapter 4	See Chapter 4
Apartment (permitted only with approved central sanitary sewer service and public supply of water)	2 acres; maximum total density 5 dwellings units per acre.	See Chapter 4	35/2.5	See Chapter 4	See Chapter 4	See Chapter 4
All other permitted uses (unless specified in Chapter 4)	10,000	70	35/2.5	20	10	10
<b>R-2</b> Single-family (including manufactured/mobile homes in agreement with Chapter 4)						
<b>a)</b> with approved central sewer service or public water supply	10,000	80	35/2.5	20	12	20
<b>b)</b> without approved central sewer service	43,560 (1 acre)	125	35/2.5	40	20	20
Twin Dwelling						
<b>a)</b> with approved central sewer service and public water supply	15,000	85	35/2.5	20	12	20
<b>b)</b> without approved central sewer service	43,560	125	35/2.5	40	12	20
Mobile/Manufactured Home Park	See Chapter 4					
Lot Averaging Incentive as a conditional use meeting the requirements of Section 308. Restricted to single-family detached dwelling without approved central sewer service.	30,000 (approx. 0.69 acres) Minimum average area of 1 acre per dwelling	100 Such lot width shall have a minimum average of 125 feet	35/2.5	30	15	15
<b>C-1</b> Any Permitted Use	43,560 (1 acre)	100	40/3.0	30	15	15
				(Side and rear yards shall be increased by 10 ft in those instances where they abut, whole or in part, a residential district lot line)		

\*\*\*Where existing building express a traditionally modest (pre-zoning) front setback, creating a characteristically close relationship with the street, it is highly desirable to continue this pattern in order to retain the area's character. Therefore, the maximum setback of new construction should harmonize with the average setbacks of existing adjacent buildings. Outside of areas of generally uniform building setback, where existing structures are located at various distances from the roadway, front setback may vary to a greater degree, and principal buildings shall generally be located within ten feet of the front lot line.

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				MIN. FROM FRONT LOT LINE (FT.)	MIN. FROM SIDE (FT.) Each	MIN. FROM LOT LINE REAR LOT LINE (FT.)
<b>P-C</b> Any Permitted Use	217,800 (5 acres)	500	35/2.5	50	20	50
Lot Averaging Incentive as a conditional use meeting the requirements of Section 308. Restricted to single-family detached dwellings.	87,120 (6 acres) Minimum average area of 5 acres per dwelling	200 such lot width shall have a minimum average of 400 feet	35/2.5	50	20	50
<b>I-1</b> Any Permitted Use	43,560 (1 acre)	100	150/15.0	30	15	15
				(Side and rear yards shall be increased by 10 ft in those instances where they abut, whole or in part, a residential district lot line)		
<b>I-2</b> Any Permitted Use	87,160 (2 acres)	200	100/10.0	50	30	30
<b>I-3</b>	See Chapter 4 Mineral Extraction					
<b>A-1</b>	See Chapter 4 Airport					
<b>V-C</b>	Residential Uses shall match those of the R-1 Zoning District and Commercial Uses shall match those of the C-1 Zoning District					

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ZONING DISTRICT AND TYPE OF USE	MAXIMUM BUILDING HEIGHT (STORIES/FT.)	MAXIMUM BUILDING COVERAGE (%)	MAXIMUM IMPERVIOUS COVERAGE (%)	MINIMUM SETBACK FOR ACCESSORY STRUCTURE RESIDENTIAL (NON-DWELLING)				
				MIN. FROM FRONT LOT LINE (FT.)	MIN. FROM EACH SIDE LOT LINE (FT.) *	MIN. FROM REAR LOT LINE (FT.)	MAX. HEIGHT (STORIES/ FT.)	MIN. FROM PRINCIPAL STRUCTURE (FT.)
<b>R-1</b> Single-family (including manufactured/mobile homes in agreement with Chapter 4)	35/2.5	50	65	Not permitted	5	5	2/20	10
Twin Dwelling	35/2.5	50	65	Not permitted	5	5	2/20	10
Townhouse (permitted only with approved central sanitary sewer and public supply of water)	35/2.5	40	50	See Chapter 4	See Chapter 4	See Chapter 4	See Chapter 4	See Chapter 4
Apartment (permitted only with approved central sanitary sewer service and public supply of water)	35/2.5	40	50	See Chapter 4	See Chapter 4	See Chapter 4	See Chapter 4	See Chapter 4
All other permitted uses (unless specified in Chapter 4)	35/2.5	35	45	Not permitted	5	5	2/20	10
<b>R-2</b> Single-family (including manufactured/mobile homes in agreement with Chapter 4)								
<b>c)</b> with approved central sewer service or public water supply	35/2.5	30	35	Not permitted	12	10	2/20	10
<b>d)</b> without approved central sewer service	35/2.5	30	35	Not permitted	20	10	2/20	10
<b>Twin Dwelling</b>								
<b>c)</b> with approved central sewer service and public water supply	35/2.5	30	35	Not permitted	12	10	2/20	10
<b>d)</b> without approved central sewer service	35/2.5	30	35	Not permitted	20	10	2/20	10
Mobile/Manufactured Home Park	See Chapter 4							
Lot Averaging Incentive as a conditional use meeting the requirements of Section 308. Restricted to single-family detached dwelling without approved central sewer service.	35/2.5	30	25	Not permitted	5	5	2/20	10
<b>C-1</b> Any Permitted Use	40/3.0	65	90	Not permitted	15	15	2.5/25	10

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				MIN. FROM FRONT LOT LINE (FT.)	MIN. FROM EACH SIDE LOT LINE (FT.) *	MIN. FROM REAR LOT LINE (FT.)	MAX. HEIGHT (STORIES/ FT.)	MIN. FROM PRINCIPAL STRUCTURE (FT.)
V-C Any Permitted Use	35/2.5	50	65	Not permitted	5	5	2.5/25	10
P-C Any Permitted Use	35/2.5	10	15	Not permitted	20	10	2/20	15
Lot Averaging Incentive as a conditional use meeting the requirements of Section 308. Restricted to single-family detached dwellings.	35/2.5	30	25	Not permitted	10	10	2/20	15
I-1 Any Permitted Use	100/10.0	50	65	Not permitted	15	15	10/100	50
				(Side and rear yards shall be increased by 10 ft in those instances where they abut whole or in part, a residential district lot line)				
I-2 Any Permitted Use	100/10.0	50	65	Not permitted	30	30	10/100	30
I-3	See Chapter 4 Mineral Extraction							
A-1	See Chapter 4 Airport							
V-C	Residential Uses shall match those of the R-1 Zoning District and Commercial Uses shall match those of the C-1 Zoning District							

\* See Section 802 that exempts certain structures from height requirements.

\*\* For accessory structures more than 25 feet in height, the principal building setbacks shall apply

**APPENDIX B.2**  
**MISCELLANEOUS SIGNS NOT REQUIRING PERMITS**

Type and Definition of Signs not Requiring Permits	Max. No. of Signs Per Lot	Max. Sign Total Sign Area* on Residential Lots of Less than One Acre	Max. Total Sign Area* on Lots Other than Residential Lots of Less than One Acre	Other Requirements
<u>Agricultural Products Sign.</u> Advertises the sale of agricultural or livestock products primarily produced or raised on the premises of a principal agricultural use, or the seasonal sale of Christmas trees. This may also include a sign denoting membership in agricultural associations and cooperatives or specialization in a particular type of livestock or plant.	2	8	12	Shall only be posted during seasons when such products are actively offered for sale.
<u>Charitable Event Sign.</u> Advertises a special event held a maximum of 9 days in any calendar year that primarily is held to benefit a U.S. Internal Revenue Service certified tax-exempt nonprofit organization.	2	8	32	Shall be place a maximum of 30 days prior to event and removed a maximum of 7 days after event.
<u>Contractor's Sign.</u> Advertises a building trade person, engineer or architect who is actively conducting significant work on a particular lot that is not such person's place of business.	2	12 each	20 each	Shall only be permitted while work is actively and clearly underway and a maximum of 10 days afterward. Signs shall not be placed on the lot for more than 1 year, unless a 1-year extension is granted by the Zoning Officer. Shall not be illuminated.
<u>Directional Sign.</u> Sign provides information indicating traffic direction, entry or exit, loading or service area, directions to apartment numbers or parking courts in a development, directions towards a temporary fair, fire lanes, parking, or closely similar information regarding the same lot as the sign is on, and that does not include advertising.	No max.	3 each, other than sign painted on pavement.	3 each, other than signs painted on pavement.	Directions signs within a residential development shall not be illuminated. Signs directing persons to a fair or similar special event shall not be posted earlier than 2 weeks before the event and be removed within 1 week afterwards.
<u>Flag, Commercial.</u> A banner or pennant made of fabric or similar material that is hung in such a way to flow in the wind and that include some type of commercial message.	2	20 each	20 each	In addition, flags of any nation or level of government or that only include colors and no commercial message are not regulated by this Zoning Ordinance.
<u>Garage Sale Sign.</u> Advertises an occasional garage sale, porch sale or auction.	4 per event	4 per sign	4 per sign	Shall be placed a maximum of 3 days before permitted garage sale or auction begins and be removed maximum of 24 hours after event ends.
<u>Home Occupation Sign.</u> Advertises a permitted home occupation	2	1.5	4	Shall not be illuminated. May be painted on a mailbox.
<u>Identification Sign.</u> Only identifies the name and occupation of the resident and the name, street address and use of a lot, but that does not include advertising.	1	1.5, except 2 for a principal non-residential use.	6	
<u>Open House Sign.</u> Advertises the temporary and periodic open house of a property for sale or rent.	2 per event	4 each	4 each	Shall be place maximum of 5 days before open house begins and be removed maximum of 24 hours after open house ends. Sign shall not be posted more than 5 consecutive days.
<u>Political Sign.</u> Advertises a person or party seeking political office or a political cause or opinion on a referendum or matter of political concern and which relates to a scheduled election or matter of upcoming vote by a governmental body.  Persons posting political signs shall deposit \$25 with the Township Secretary. The return of the deposit shall be conditioned on the removal of all signs within 30 days after the election. This requirement shall apply to signs posted in front of a dwelling or business with permission of the owner of the property, in front of polling places on election day or for a Federal office.	4	32 total	32 total	Shall be placed a maximum of 90 days prior to election, vote or referendum and removed a maximum of 10 days after the election, vote or referendum. Persons posting political signs shall maintain a written list of location of signs. Political signs shall not be placed on private property without the prior consent of the owner. If a political sign does not meet these requirements, then it shall be regulated as an "off-premises sign."

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Type and Definition of Signs not Requiring Permits	Max. No. of Signs Per Lot	Max. Sign Total Sign Area* on Residential Lots of Less than One Acre	Max. Total Sign Area* on Lots Other than Residential Lots of Less than One Acre	Other Requirements
<u>Proposed Development Sign</u> . Announces a proposed subdivision or land development for which a sketch, preliminary or final plan has been submitted to the Township, and which would involve a minimum of 10 dwelling units or a nonresidential principal building.	1	8	20	Shall only be placed after the submission of a sketch, preliminary or final subdivision or land development plan to the Township and shall be removed when any of the following occur: 1) if plan is rejected or withdrawn, 2) for a residential development, when all of the approved units are sold, or 3) for a nonresidential development, when a permanent sign is placed.
<u>Public Services Sign</u> . Advertises the availability of restrooms, telephone, or other similar public convenience.	No max.	2 each	2 each	
<u>Real Estate Sign</u> . Advertises the availability of property on which the sign is located for sale, rent, or lease.	1 per street the lot abuts.	3 each	12 each	Shall only be placed on the property while it is actively for sale, lease or rent and shall be removed a maximum of 7 days after settlement or start of lease.
<u>Service Organization/Place of Worship Sign</u> . An off-premises sign stating name of a recognized incorporated service organization or place of worship and that states the place and times of meetings or services and an arrow direction person to the location.	2	2 each	2 each	Maximum of 2 signs per organization or place of worship
<u>Trespassing Sign</u> . Indicating that a road is private, that trespassing is prohibited on a lot, or controlling certain activities such as hunting or fishing on the lot.	No max.	4 each	4 each	A change, during 2020, in Title 18, the state Crimes Code, gives landowners the option of using purple paint, rather than signs, to post their properties and alert others that lands are private, and trespassing isn't permitted.

\* Maximum sign areas are for each two sides of each permitted sign, measured in square feet. Signs not regulated by this Zoning Ordinance can be found in Section 703.