

General Provisions

Section 20.01 — Scope:

No building or structure, or part thereof, shall hereinafter be erected, constructed, reconstructed or altered and maintained, and no new use or change shall be made or maintained of any building, structure or land, or part thereof, except in conformity with the provisions of the Ordinance.

Section 20.02 — Accessory Buildings:

Section 20.02 Accessory Buildings

(AMENDED APRIL 7, 2015)

Accessory Buildings are allowed in Residential (R), Residential Village (RV), Agricultural (AG), Intensive Agricultural (IA), and Recreational & Open Spaces (ROS), under the following conditions:

1. An accessory building may be located in a non-required front yard, in a non-required side yard, or in a non-required rear yard, (see appendix Diagrams 18 & 19), provided it is set back at least fifteen feet (15') from any adjacent property lot lines, ten feet from a main building, and all right-of-ways, either private or public.
2. An accessory building may be located in any non-required area of a lot except the front yard area lying between the lines formed by the projected side walls of the main building to the road.
3. An accessory building may not occupy more than twenty-five percent (25%) of a non-required front side yard, non-required side yard, or the non-required rear yard.
4. The accessory building(s) shall be aesthetically compatible in design and appearance with residences in the vicinity and shall have a minimum roof pitch of 4/12.
5. Height Limitation. An accessory building shall not exceed eighteen feet (18') in height, measured at the center of the gable, when in the non-required front side yard or the non-required side yards. (see appendix # 26, Diagram 11).
6. An accessory building may be erected prior to the principle housing, for the purpose of storing construction material for the main structure, as long as the Building Inspector has issued a Building Permit for the main dwelling.
7. Accessory buildings shall be used solely for the purpose of accommodating lawful accessory uses as defined and permitted in the district in which the accessory building is to be located.
8. In a case where the approval of a demolition permit results in a non-conforming lot and/or use, the demolition permit will be issued. The owner of the property will be informed in writing of the non-conforming status of the property when requiring the permit.
9. All Accessory Buildings Must Meet the Health and Safety Guidelines. All accessory buildings shall be designed and constructed to comply with all applicable Federal, State, County, and Township Health, Safety, and Construction codes.

Article XVI	<h1 style="margin: 0;">Schedule of District Regulations</h1>
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Section 16.01 — Schedule of Regulations By Zoning District

SCHEDULE OF DISTRICT REGULATIONS LIMITING HEIGHT, BULK, DENSITY & AREA BY ZONING DISTRICT (A)											
DISTRICT	Minimum Lot Size		Minimum Yard Setbacks (B) (per lot in feet)				Maximum Height of Structures (E)		Maximum Lot Coverage By Buildings	Minimum Floor Area Per Unit	
	Area	Width (In Feet)	Front (C)	Sides		Rear	Stories	Feet			
				Minimum Side (D)	Total of Two						
IA, Intensive Agriculture (R)	10 acres	660 (C)	50 (C2, F)	50 (F)	100	50 (F)	2	30 (G)	30%	(S)	
AG, Agriculture (R)	2.5 acres	330 (C)	50 (C2)	20	40	50	2	30	20%	(S)	
ROS, Recreation & Open Space (R)	2.5 acres	330 (C)	50 (C2)	30	60	50	2	30	10%	(S)	
RV, Village Residential											
-One-Family Dwellings (R)	12,000 sq. ft.	65 (C)	30 (C2)	7.5	15	40	2	25	30%	(S)	
F, Residential											
-One-Family Dwellings (R)	1.25 acres	165 (C)	40 (C2)	15	30	50	2	25	30%	(S)	
RIM, Multiple-Family Res. (R)											
-Multiple Family Projects	(L, J)	—	40	25	50	50	2	30	30%	(K)	
-Manuf. Housing Comm. Dev. (L)	15 acres	—	—	—	—	—	—	25	—	760 sq. ft.	
-Two-Family Dwellings	102,300 sq. ft.	310 (C)	40 (C2)	20	40	50	2	25	30%	(S)	
B-1, Neigh. Business	—	—	25 (M, O)	10 (N)	20 (N)	20	2	25	—	—	
B-2, General Business	—	—	20 (M, O)	10 (N)	20 (N)	20	2	25	—	—	
I-1, Light Industrial	—	—	30 (O, P, Q)	15 (P)	30 (P)	30 (P)	2	30	60%	—	
I-2, Heavy Industrial	—	—	40 (O, P, Q)	20 (P)	40 (P)	20 (P)	—	40	—	—	

*Footnotes to this schedule are found in section 16.02.