

Section 8.04 - Area Regulations: No building or structure shall hereafter be erected, altered or enlarged unless the following yard and lot area requirements are provided:

- 1) Front Yard: There shall be a front yard of not less than fifty (50) feet.
- 2) Side Yard: There shall be two (2) side yards of not less than twenty-five (25) feet each.
- 3) Rear Yard: There shall be a rear yard of not less than thirty (30) feet.
- 4) Lot Area: There shall be a minimum lot size of forty (40) acres in this district.
- 5) Lot Width: Every lot shall have a minimum width of two hundred (200) feet measured at the front setback line.
- 6) Lot Depth: If a lot is intended for principal use for a residence, the lot depth shall not exceed four (4) times the lot width as measured at the front setback line. The Township Planning Commission may permit a rear lot line with a depth greater than four (4) times the width at the front setback line if the conditions are met in the Ordinance.
 - A) The parcel is poorly suited for agricultural production due to soil conditions, slope, or presence of natural vegetation such as woodlots, brush lands, and wetlands. The Planning Commission, in making its determination, may consider such factors as, but not limited to, past and present uses of the lot, past productivity, and the difficulty in making the lot suitable for farming, including the presence of highly-erodible soils, as defined by the Soil Conservation Service.
 - B) There will be a minimal likelihood of conflicts arising between the residential use and the surrounding agricultural activities.
 - C) The precedent set by allowing the residential use in the circumstances under consideration will not adversely affect the long term plan and development policies of Sherman Township.