

ARTICLE IX

District Regulations

A. Minimum lot size

1. In A, RA and I Districts

- a. Width shall be 330 feet
- b. Area shall be five (5) acres

2. In R and C Districts

- a. For uses served by both public water and sewer:
 - i. 6,000 square feet of area for one-family dwellings and commercial uses, additional 3,000 square feet for each additional living unit per dwelling.
 - ii. 50 feet of width for one-family dwelling and commercial uses, 25 additional feet of width for each additional living unit per dwelling.
 - iii. Setback requirements
 - (a) Front-yard setbacks: Minimum forty (40) feet from all frontages.
 - (b) Side-yard setbacks: Minimum ten (10) feet from each side lot line.
 - (c) Rear-yard setbacks: Minimum thirty (30) feet from rear lot line.
- b. For uses not served by public water or public sewer
 - i. 43,650 square feet
 - ii. One hundred (100) feet of width for one-family dwelling, one hundred fifty (150) feet for two-family dwellings and commercial uses.
 - iii. Setback requirements
 - (a) Front-yard setbacks: Minimum forty (40) feet from all frontages.

- (b) Side-yard setbacks: Minimum fifteen (15) feet from each side lot line.
 - (c) Rear-yard setbacks: Minimum fifty (50) feet from rear lot line.
 - iv. Dwellings with three or more living units are not permitted.
3. Minimum front, side or rear setbacks from lot lines in any district may be less than those stated if existing adjacent similar uses are less than the required minimum, in which case the minimum setback shall be the average setback of existing adjacent and surrounding uses.
4. Minimum lot sizes for special and conditional uses shall be determined by the Planning Commission.
- 1. In RA, A and R Districts**
- a. 125 feet along all primary highways**
 - b. 125 feet along all secondary highways**
 - c. 125 feet along all major roads**
 - d. 100 feet along all minor county and township roads**
 - c. 250' radius at all intersections**
- 2. In C and I Districts**
- a. 200 feet along all primary highways**
 - b. 200 feet along all secondary highways**
 - c. 125 feet along all major roads**
 - d. 100 feet along all minor county and township roads**
 - e. 250' radius at all intersections**
3. Minimum setbacks from centerlines may be determined by computing the average setback of existing adjacent uses if such uses exist.
4. Minimum setbacks for special and conditional uses shall be determined by the Planning Commission.