

SECTION 5.18 SCHEDULE OF REGULATIONS											
5.18.1 Schedule Limiting Height, Bulk, Density, and Area by Zoning District											
		Minimum Lot Size by Zoning District (Note #2)		Maximum Height of Structures		Minimum Yard Setback Per Lot in Feet From the Road R.O.W. and/or Lot Line			Minimum Floor Area Per Unit	Maximum % of Lot Area Coverage	Ratio of Lot Width/Max. Depth
		Area in Sq. Ft. or Acres	Width in Feet	In Stories	In Feet	Front (m)	Each Side (Note #1)	Rear	In Sq. Ft.	For All Structures	
A	Agricultural	1 Acre (a)	150	2.5	35(b)	40	20	60	(c)	20	1/3 (Note #3)
R1	Residential	40,000	150	2.5	35	40 (j)	20	60	(c)	20	
R2	Residential	30,000	120	2.5	35	40 (j)	15	60	(c)	20	
R3	Residential	20,000	100	2.5	35	35 (j)	10	55	(d)	20	
R4	Residential	15,000	90	2.5	35	35 (j)	10	50	(d)	20	
	Duplex (l)	20,000	120	2.5	35	35 (j)	10	50	(d)	20	
R5	Residential	10,000	80	2.5	35	30 (j)	8	40	(d)	30	
	Duplex (l)	20,000	120	2.5	35	30 (j)	8	40	(d)	30	
R6	Residential	8,000	66	2.5	35	30 (j)	8	35	(d)	30	
M1	Multiple Family	1 Acre (g)	150		35	50 (e)	20	60	(f)	30	
M2	Multiple Family	1 Acre (g)	150		35	50 (e)	20	60	(f)	30	
M3	Multiple Family	1 Acre (g)	150		35	50 (e)	20	60	(f)	30	
M4	Multiple Family	1 Acre (g)	150		35	50 (e)	20	60	(f)	30	
PO	Professional Office	5,000	50		28	40 (h)	10 (i)	40		40	
OP	Office Park	30,000	200		35	40 (h)	10 (i)	40		40	
BL	Business Local	5,000	50		28	40 (h)	(n)	40			
BC	Business Community	3,750	40		35	40 (h)	(n)	40			
BSC	Business Shopping Center	5 Acres				40 (h)					
IL	Industrial Light	none	100		36	75 (k)	20 (k)	40 (k)			
IP	Industrial Park	40,000/lot	200		36	75 (k)	20 (k)	40 (k)			
IH	Industrial Heavy	none	100		36	75 (k)	20 (k)	40 (k)			

- (a) Residential structures built on agricultural land not principle to farming.
- (b) Structures for agricultural operations such as barns and silos may be permitted up to 100 feet in height.
- (c) One - story 960 sq.ft. 1st story  
 1 1/2 story 810 sq.ft. 1st story  
 Two - story 670 sq.ft. 1st story  
 Tri - level 950 sq.ft. Outside measurements of living area
- (d) One - story 800 sq.ft. 1st story  
 1 1/2 story 760 sq.ft. 1st story  
 Two - story 620 sq.ft. 1st story  
 Tri - level 800 sq.ft. Outside measurements of living area
- (e) These minimum yard setbacks shall apply, except that no building side shall be closer than 50 feet or 75 feet from a State or Federal highway right-of-way, respectively.
- (f) Efficiency units shall have a minimum of 550 sq.ft. but only 10% of the total number of completed units may be efficiency units. 1-Bedroom units shall have a minimum of 700 sq.ft, plus 120 sq.ft. for the 1st additional bedroom & 200 sq.ft. for each additional bedroom thereafter.
- (g) Group housing developments consisting of two (2) or more buildings, but not including such developments containing only duplexes, shall be a minimum of two (2) acres in size and have a minimum of 200 feet of frontage on a dedicated road. (Amended Ordinance 60.60)
- (h) Buildings abutting a State or Federal highway shall be setback seventy-five (75) feet from the R.O.W.
- (i) If the side yard abuts a residential district, the setback shall be twenty (20) feet.
- (j) See applicability of front yard averaging rules in Section 6.2.6.
- (k) All structures shall observe a front setback of not less than 75 feet from the road right-of-way. Side and rear yards shall not be less than 20 feet and 40 feet, respectively. No building in this district shall be closer than 100 feet to a property line abutting a residential district.
- (l) Duplexes are permitted "By Right" subject to administrative Site Plan Review in accordance with Section 7.12.12, but shall be limited in number in platted subdivisions or phases thereof to no more than fifteen percent (15%) of the lots therein and which lots are eligible for duplex development shall be so designated within the plat. Duplex, as used herein, shall mean one structure containing two living units.
- (m) Maximum front yard setback where public sewers are available as defined in Ordinance 91, as amended, of DeWitt Township: No structure from which sewage originates shall be permitted to setback in excess of minimum requirements unless said structure is connected to the public sewer system.
- (n) Side yards shall not be required, except on that side of a lot abutting a street or residential zone, in which case there shall be a side yard of at least twenty-five (25) feet in width, fenced and/or planted to adequately screen use.

Note #1 The side yard setback for structures on corner lots from the road right-of-way of an adjoining side street shall be equal to the front yard setback listed in this table, unless otherwise specified; provided further that any setback required by this table which is applied from or to an existing County Primary or Secondary Road right-of-way outside of platted subdivisions shall be as specified by this table, plus an additional seventeen (17) feet.

Note #2 In all zoning districts minimum lot size, as referred to in this table, shall mean lot area exclusive of dedicated road right-of-ways.

Note #3 (Amended - Ordinance 60.62) Parcels shall comply with the width to depth ratio based on parcel size, as follows:

Acreage of Parcel	Width to Depth Ratio
0 to 5	1:3
5 to 10	1:4
10 to 20	1:8

Depth shall be measured from the street right of way line to the rear property line. The width to depth requirements do not apply to a parcel larger than twenty (20) acres and do not apply to the remainder of a parcel when such remainder is at least five (5) acres in size. The remainder of the parent parcel shall be the largest parcel resulting from a land division and shall be limited to only one (1) parcel.

In case of irregular shaped lots where the depth cannot be readily determined, the following formula shall be used:

$$\text{depth} = \frac{A + B}{2}$$

A is the maximum length of a straight line or lines that can be created from any point along the front lot line to any other opposing point on the lot line. B is the minimum distance of a straight line or lines between any point along the front line to the same opposing point determined from A. All points along lines A and B shall be within the boundaries of the lot.