

ARTICLE V – SCHEDULE OF SETBACKS AND HEIGHT, DENSITY AND AREA
SCHEDULE OF REGULATIONS LIMITING HEIGHT, BULK, DENSITY, AND AREA BY ZONING DISTRICT

District	Minimum Lot Area Per Dwelling		Maximum Height of Building		Minimum Yard Setbacks in Feet			Minimum Floor Area Per Unit	Maximum % of Building Coverage
	Sq. Ft.	Width	Feet	Stories	Front	Side	Rear	Sq. Feet	
R1A	20,000	100'	30'	2-1/2	25'	8'	35'	See (a)	35%
AG-Residential*	87,120 2 acres	165'	35'	2-1/2	50'	20'	50'	See (a)	10%
AG-Secure**	2 acres	165'	35'	2-1/2	50'	20'	50'	See (a)	10%
Commercial	-	-	25'	2	25'	(b)	35"	-	-
Lt. Industrial	-	-	25'	2	75'	30'	50'	-	-
Open Space	-	-	14'	1	75'	50'	50'	-	-
Mobile Home	4,000	40'	14'	1	(c)	(c)	(c)	500'	35%

Amended by Ordinance # 43, November 8, 2004,

*See Article IV, Section 406.05 for development standards

**See Article IV, Section 402.01 for development standards

(a) Minimum Floor Area Per Dwelling Unit as follows:

- (i) One Bedroom Unit = 780 Sq. Ft.
- (ii) Two Bedroom Unit = 900 Sq. Ft.
- (iii) Three Bedroom Unit = 1,000 Sq. Ft.
- (iv) Four Bedroom Unit = 1,100 Sq. Ft. plus 120 Sq. Ft. for each additional bedroom over four.

(b) No side yards required except when the side yard in a Commercial District abuts a R1A Residential District in which case there shall be a side yard required of not less than twenty (20) feet.

(c) Yard Requirements for Mobile Home Lot as follows:

- (i) Entry side of mobile home: Minimum of 15 feet.
- (ii) Non entry side of mobile home: Minimum of 5 feet.
- (iii) Front and rear ends of mobile home: Minimum of 10 feet each.

(d) For any side of a lot adjacent to a public road, the setback shall be measured from the edge of the planned right-of-way for the road as designated in the Grant Township Thoroughfare Plan as adopted, June 9, 1965. For the purpose of this Ordinance, the planned right-of-way shall be measured from the center of the existing road.

Section 604: ROAD FRONTAGE REQUIREMENTS

Every lot of record shall front upon a public road for a minimum distance of 100 feet.