

ARTICLE 17. SCHEDULE OF DISTRICT REGULATIONS

EXCEPT as otherwise specifically provided in this Ordinance, no lot shall be smaller than the minimum size specified below; nor less than the minimum width specified below; nor shall the buildings or structures on any lot occupy a greater percentage of the lot than the maximum specified below.

ALSO, except as otherwise specifically provided in this Ordinance, no structure shall be erected or maintained between any lot line and the pertinent setback distance listed below, and no building shall be erected or maintained which exceeds the height limit specified below. The side setback requirement applies to a side lot line and shall also apply to any lot line which is neither a front, rear or side lot line as defined in this ordinance. No space which for the purpose of a building has been counted or calculated as part of a side yard, rear yard, front yard, or other open space, may be counted or calculated to satisfy a yard or other open space requirement for any other building which is not located on the same lot.

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Insert pages 17 1A and B tables before page 2.

SECTION 1701. FOOTNOTES TO SECTION 1700

- A. The ratio of lot depth to lot width shall not exceed 4:1 for any lot 20 acres or less in any district.
- B. In determining required yard spaces (minimum setbacks) for all land uses in any zoning district, the determination of such yard spaces shall be the distance from the building or structure on the lot at the nearest lot line. Front yard setbacks for the yard spaces shall be measured from the edge of the existing right-of-way line for such thoroughfare to the building or structure on a lot. See Section 323 for setbacks applying to accessory buildings.
- C. Except silos and agricultural storage barns
- D. Where a front yard of less depth than the specified depths exists in the front of more than 50 percent of the lots of record on one side of the street in any block at the time of the passage of this Ordinance, the depth of the front yard of any building subsequently erected on that side of the street in the block shall not be less than the average depths of the front yards of such existing dwellings. In rural areas, a block shall be measured 1,300 feet in each direction from the centerline axis of the lot in question or to the nearest intersecting street, whichever is less.
- E. The following shall apply to all districts: Where a side yard abuts upon a street it shall constitute a front yard and all buildings, structures and accessory uses shall observe the required front setback.
- F. Detached single family homes shall be limited to 25% of the total development within a High-Density residential development project.
- G. Individual two-family dwellings on their own site shall have a minimum lot area of twenty thousand (20,000) square feet. Two-family dwellings in a complex of two or more two-family dwellings shall adhere to the land area requirements in the table below.

Where multiple dwellings are permitted, or two or more two-family dwellings are proposed, the first dwelling unit shall have a minimum lot area of ten thousand (10,000) square feet, plus the additional lot requirements per unit as listed below. These areas shall not include kitchens, bathrooms, closets or other storage areas.

Minimum Land Area (in square feet) Required Per Dwelling Unit With Public Sewer and Water			
Residential Dwelling Types	Studio, Efficiency, 1 Bedroom	2 Bedrooms	3 or more Bedrooms
Two-family or Duplex Condominium	4,200	4,800	5,400
4-Plex Condominium	3,600	4,200	5,000
High Density Condominium	2,200	2,500	2,800
Senior Assisted Living	1,750	2,000	2,200
Rental Apartments	2,200	2,500	2,800

- H. Multiple Family Residential Development Requirements: Front, side, and rear yards relating to the spacing between buildings in multiple family developments shall have the following overall dimensions:

<u>Building Relationship</u>	<u>Overall Distance Between Buildings (Exclusive of Parking Area)</u>
Front to Front	50'
Front to Side	35'
Front to Rear	65**
Rear to Rear	80**

<u>Building Relationship</u>	<u>Overall Distance Between Buildings (Exclusive of Parking Area)</u>
Rear to Side	50'
Side to Side	30'
Corner to Corner	15'

* Parking may be permitted in up to 50 percent of the required yard, provided there is at least 25' of yard space between the building and parking area.

- I. Standards For Yards, Courts, and Building Orientation In Multiple Family Developments

1. Each exterior side yard shall be a minimum of forty (40) feet and this space shall be increased by two (2) feet for each ten (10) feet or part thereof by which the length of the multiple dwelling exceeds forty (40) feet in overall dimension along the adjoining lot line, provided that no multiple-family building shall exceed one hundred eighty (180) feet in length along any one face of the building.
2. Any court shall have a width equal to not less than 50 feet. The depth of any court shall not be greater than three (3) times the width.
3. The front and rear of the multiple family building shall be considered to be the faces along the longest dimension of said building.
4. The front of multiple family buildings shall be considered to be the direction indicated on the drawings submitted, provided it is not inconsistent with the floor plan of the individual unit; and the side of the multiple family building shall be considered to be the face along the narrowest dimension of said building.

- J. In all Multiple Family developments there shall be usable open space provided for the use of the residents therein. Such space shall be provided upon the following basis:

1. Five thousand (5,000) square feet for the first unit.
2. An additional one hundred (100) square feet for each additional unit.

The usable open space is to be separate and distinct from all other uses permitted upon said multiple family site and a specific site shall be designed for recreation, passive outdoor activities, and similar uses and permanently reserved for same.

- K. For permitted non-residential uses, side setbacks shall be as follows: 30 feet for each side with 1 additional foot for each 5 feet the structure exceeds 40 feet in length along the adjoining property line.
- L. For side yards which border on a residential district, there shall be provided a minimum setback of at least thirty (30') feet. No interior side setback is required in CN, OS, CC, and CG districts, provided adequate access is provided to all parking and loading/unloading areas, and provided the Fire Department can access all areas necessary for adequate fire protection.
- M. The minimum project size for a planned development of more than one OTW use shall be ten (10) acres and the minimum lot width shall be three hundred (300) feet.
- N. The minimum lot area for all lots shall be the net lot area excluding public road right-of-way and private road easements. (Amended, January 7, 2002).
- O. Refer to Section 334 for Open Space Preservation Option for lot size reductions with the mandatory preservation of 50% of the property in accordance with P.A. 177 of 2001. The Open Space Preservation Option does not offer a density bonus for the preservation of open space.
- P. Calculations for determining maximum density and the number of lots permitted shall be based upon net buildable land area (areas such as regulated wetlands, floodplains and open water bodies shall not be included in calculations for determining maximum density and number of lots permitted).
- Q. Refer to Section 335 Planned Unit Development for flexible residential and non-residential development options for parcels of twenty acres or more. Proposed residential PUD's meeting the standards of Section 335 C.1. may qualify for a density bonus.
- R. Cluster Development. Lot widths and overall area reductions for qualified Cluster Developments shall not be more than twenty (20) percent. Approved modifications to side yard setbacks for single family structures shall not result in side yards less than nine (9) feet. Side yards shall be oriented so that any detached single family structure shall be located at least twenty (20) feet from any other detached single family structure. Front setbacks for Cluster Developments in the RL and RM districts may not be reduced to less than 30 feet. Rear yards may be reduced to thirty (30) feet in the RL and RM Districts when bordering on land dedicated to the common use of the development as required by subsection 1804 B.
- S. Permitted projections into required yards shall be as follows:
 - Covered porches and decks that are attached to the principal building shall comply with the principal building setbacks for the district.
 - Architectural features such as sills, belt courses, eaves, uncovered balconies, bay windows, chimneys and the like may extend up to two feet into a required front or rear yard. Such features may not extend more than 18 inches into a required side yard.
 - Uncovered porches, paved terraces and platform decks may project up to 16 feet into the required rear yard and shall be subject to applicable lot coverage requirements of the district.

ARTICLE 17-5

LENOX TOWNSHIP ZONING ORDINANCE

Amended March 3, 2008

- T. The height limitations contained in the Schedule of District Regulations do not apply to spires, belfries, cupolas, antennas, water tanks, ventilators, chimneys, or other appurtenances usually required to be placed above the roof level and not intended for human occupancy.

- U. Upon Planning Commission approval the maximum building height within a Planned Unit Development as permitted by Section 335 may be increased to a maximum of fifty (50) ft. and four stories if the fourth floor is visually incorporated into the roof structure so as to have the appearance of a three (3) story building. This may be accomplished through the use of dormers or other similar features. In such instances, the minimum required side setback shall be increased to so that it is equivalent to the height of the approved structure. If the structure within three hundred (300) feet of a single-family residential district or use, it shall be limited to a maximum height of forty (40) feet.