

## ARTICLE 8

### YARD REQUIREMENTS

#### 8.0 Side Yards and Rear Yard Depth:

- 8.0.1 For every dwelling or appurtenance thereto erected in any District, there shall be minimum side lot clearance on each side of said building of not less than seven and one-half (7 ½) feet.
- 8.0.2 For every dwelling erected in any District there shall be a rear lot clearance not less than thirty-five (35) feet and for any appurtenance thereto shall be a minimum rear lot clearance of seven and one-half (7 ½) feet.
- 8.0.3 A dedicated, public thoroughfare, whether improved or not, cannot be counted as part of the side or rear setback lines.
- 8.0.4 Property easements for utility access can be included in the setback.

#### 8.1 Setback Lines:

- 8.1.1 Any structure erected in any district shall be so maintained and situated to provide that no portion thereof shall be closer to the nearest right-of-way line of a township street or road than forty (40) feet and fifty (50) feet from the nearest right-of-way line of a state or county road.
- 8.1.2 The building lines shown on a subdivision plat recorded in the office of the County Recorder prior to the date of this resolution shall apply in place of building lines herein established.
- 8.1.3 The paved radius for a court or circular drive that is a dedicated road shall be no smaller than forty-five (45) feet. Cul-de-sac streets, as defined herein, pose unique design issues with respect to traffic volume, appropriate access/egress and lot frontage requirements. Cul-de-sacs are encouraged to the extent that they support low traffic volumes and a certain development identity. Lengths of cul-de-sacs are limited to 600 feet measured to the radii of bulb. The maximum number of lots fronting on the bulb portion of the cul-de-sac shall be limited to 6 with those lots having a minimum of 45 feet lot frontage at the right of way line. Driveways on the bulb portion of the cul-de-sac shall not surpass more than 53% of the total lot frontage.
- 8.1.4 All ponds built in the Township are considered structures and must meet a setback of no less than 35 feet from any and all property lines, as well as all applicable pond restrictions set forth in Article 9.6 of this Resolution.

8.1.5 All permanently built signage installed in the Township shall not be located in, or protrude into, any road right-of-way.