

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.