

ZONING

200 Attachment 6

Township of College

Criteria and Standards for the Single-Family Residential District (R-1)

[Amended 6-23-1994 by Ord. No. O-94-03; 1-23-2003 by Ord. No. O-03-09; 9-7-2006 by Ord. No. O-06-15; 7-5-2007 by Ord. No. O-17-12; 12-3-2009 by Ord. No. O-09-17; 7-15-2010 by Ord. No. O-10-04; 2-20-2014 by Ord. No. O-14-01; 2-18-2016 by Ord. No. O-16-02; 9-15-2016 by Ord. No. O-16-05; 7-21-2022 by Ord. No. O-22-02]

Permitted Uses Land and structures may be used for only the following:	Lot Requirements The following lot requirements shall be met for each primary use:			Yard Setback Requirements The following yard requirements shall be met:			Maximum Height (feet)	
	Minimum Size	Minimum Width (feet)	Maximum Coverage	Front Yard (feet)	Side Yard (feet)	Rear Yard (feet)		
Primary Uses	8,500 square feet	80 at the building setback line;	40%	20 on local and collector streets; 50 on arterial streets	10	30	35	
(1) Model homes	7,000 square feet	50 at the street line			20; one side			
(2) Single-family detached dwellings		70 at the building setback line; 45 at the street line						10; 0 at common wall
(3) Patio houses (See supplemental regulations.)								
(4) Duplexes (a)	8,500 square feet per dwelling unit	85 at the building setback line per dwelling unit; 50 at the street line per dwelling unit	50	50	75			
(5) Child and adult day-care centers: See § 200-11E	1 acre	150 at the building setback line; 50 at the street line						
(6) Places of assembly: See § 200-11F								
(7) Public and private nursery, kindergarten, elementary and secondary schools: See § 200-11M								
(8) Farm uses; such as the tilling of land	10 acres	300	10%	--	100	--	--	
(9) Public park and recreational areas	--	--	--		--			
10) Utility facility pursuant to Chapter 87, Conditional Uses	See Chapter 87, Conditional Uses, for requirements							
(11) Planned residential developments	See Chapter 145, Planned Residential Development, for requirements							
(12) Wireless communications facility	See § 200-39.1, Wireless communications facilities (WCFs), for requirements							
Accessory Uses	See primary use above to which it is accessory.							
(13) Home occupations								
(14) Customary uses accessory to the above; essential services								
(15) Wireless communications facility	See § 200-39.1, Wireless communications facilities (WCFs), for requirements							

NOTES:

(a) See § 200-19C for additional regulations.