

SECTION 505 HEIGHT OF FENCES & HEDGES

1. Side and Rear Fences:

Fences constructed within a side or rear yard shall not be higher than six (6) feet except as provided herein. This paragraph shall not apply to the Agricultural District.

2. Planting, fences and walls in front yard:

No fence, wall or hedge shall rise over two (2) feet in height on any required front yard. For the purpose of business and industrial sites, the front yard shall be defined as the area bounded by the setback lines, the side lot lines and the front property line. No fence, wall or hedge planting shall interfere with visibility from a driveway. The enforcing officer is hereby empowered to cause all such obstructions to be removed in the interest of public safety.

1. All fences, walls and hedges hereafter erected, constructed or modified shall be exempt from yard and setback requirements of the districts in which they are located. All fences, walls and hedges are prohibited in the right-of-way.
2. No fences, walls or hedges shall be erected, relocated, or maintained so as to delay free ingress to or egress from any door, window or fire escape.
3. No fences, walls or hedges shall be erected at the intersection of any street or driveway in such a manner as to obstruct free and clear vision of roadway traffic.
4. A. Front yard fences and walls in any R-1 and E Districts shall not obstruct free and clear vision through the fence.
B. Front yard hedges in any R-1 and E Districts shall be maintained to a height no taller than three (3) feet.
5. The max height of fences, walls and hedges by district:

| District | Max height |
|----------------------------------|------------|
| R-1, E | 6 feet* |
| A, R-MH, RM | 8 feet |
| IG, B-1, B-2, B-3, M-1, M-2, M-3 | 12 feet |

*except front yard hedges shall have a max height of 3 feet

SECTION 515 SCREENING

~~Hereafter no buildings or structures shall be erected, altered, or enlarged nor shall land be used for any non-residential use. Screening shall be required for non-residential buildings, structures or land uses on a lot that adjoins or faces any residential district, until an application has been submitted with a The plan for screening shall be submitted to and approved by the Zoning Inspector, has been sub~~Screening shall comply with Section 505. ~~mitted and approved by the Enforcing Officer or the Township Zoning Commission.~~

515.1 Purpose of Screening

Screening shall be provided for one or more of the following purposes:

1. A visual barrier to partially or completely obstruct the view of structures or activities not conducive to a residential area.
2. As an acoustic screen to aid in absorbing or deflecting noise.
3. For the containment of debris and litter.

515.2 Type of Screening

Screening may be one of the following or a combination of two or more:

1. ~~A solid masonry wall~~Fence;
2. ~~A solidly constructed decorative fence~~Hedge (evergreen);
3. ~~Louvered fence~~Earthen mound;

4. Dense evergreen plantings;
5. Deciduous trees and shrubs. ~~Chain link fence with slats.~~

515.3 Location of Screening

Whenever any non-residential use abuts a residential district, a visual screening wall, fence, or a planting shall be erected or placed along such mutual boundary lines.

515.4 Height of Screening

Visual screening walls, fences or plantings shall be at least five feet, six inches (5'6") high except in required front yards when maximum height shall be not greater than two feet (2'0").

515.5 Depth or Width of Screening

Screening for purposes of absorbing or deflecting noise shall have a depth of at least fifteen (15) feet of dense plantings or a solid masonry wall in combination with decorative plantings.

515.6 Protection

Whenever required screening is adjacent to parking areas or driveways such screening shall be protected by bumper blocks, posts or curbing to avoid damage by vehicles.

SECTION 524 PRIVATE POOLS

A private swimming pool in excess of twelve (12) feet in diameter or with an area of greater than one hundred (100) square feet, excluding portable pools, shall be allowed in any district as an accessory use and shall comply with the following conditions and requirements:

- a. a fence completely surrounding the pool and deck area not less than five feet in height with lock, or
- b. a top rail of at least five (5) feet above ground with steps that are removable or have a locking mechanism to prevent access from the outside.

4. *In ground pools must have:*

- a. a fence not less than five feet in height with locking gate, or

SECTION 518 TOWERS

518.2. Fencing. Towers must have a fence completely surrounding the tower not less than five feet (5') in height with a locking gate.

Philosophy:

- Large trash receptacle screening?
- Screening visible from residential or XX feet from ...

Definition of a fence, materials of a fence, quality of a fence, height scalable, on the property line desirable?

Should there be a fee for screening?

DEFINITIONS:

Hedges: A boundary formed by line of densely growing shrubs or bushes which encloses, partially encloses or divides any area.

Wall:

Fence: any structure, other than part of a building, which encloses, partially encloses or divides any area.

SECTION 400 - A - AGRICULTURAL DISTRICT

(Subject to Section 412 Flood Overlay and Section 413 Well Field Overlay)

400.6 Yard Residence Frontage and Requirements

As defined in Schedule of Yard and Lot Requirements (Article 404).

400.7 Maximum Percentage of Lot Coverage

15%

400.10 Screening

See Section 515 for screening regulations for uses adjoining residential districts.

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SECTION 401 - E - RURAL SUBURBAN RESIDENTIAL ESTATE DISTRICT

(Subject to Section 412 Flood Overlay and Section 413 Well Field Overlay District)

401.5 Yard Requirements

See Article IV, Section 404 Schedule of Yard and Lot Requirements.

401.9 Maximum Percentage of Lot Coverage

15%

SECTION 402 R-1 - ONE-FAMILY RESIDENTIAL DISTRICT

(Subject to Section 412 Flood Overlay and Section 413 Well Field Overlay)

402.5 Yard Requirements

See Section 404.

402.9 Maximum Percentage of Lot Coverage

15%

SECTION 403 - RM-MULTI-FAMILY RESIDENTIAL DISTRICT

(Subject to Section 412 Flood Plain Overlay and Section 413 Well Field Overlay)

403.5 Yard Requirements

See Article IV, Sec. 404 - Schedule of Yard and Lot Requirements.

403.9 Maximum Percentage of Lot Coverage

15%

SECTION 404 - SCHEDULE OF YARD AND LOT REQUIREMENTS ZONING DISTRICTS AND DWELLINGS

| DISTRICT | MIN. LOT AREA PER FAMILY | MIN. ROAD FRONTAGE | MIN. FRONT YARD SET-BACK | MIN. REAR YARD SET-BACK | MIN. SIDE YARD SET-BACK | SUM OF SIDES SET-BACK MIN. | MIN. LIVING AREA PER UNIT SQ. FT. | WATER, SEPTIC & SEWER FACILITIES |
|----------|--------------------------|---------------------|--------------------------|-------------------------|-------------------------|----------------------------|-----------------------------------|----------------------------------|
| A | 5 Acres (1) (3) | 300 ft. | 70 | 40 | 40 | 80 | 1800 | ON-SITE |
| E | 3 Acres | 150 ft. | 50 | 40 | 20 | 40 | 1800 | ON-SITE |
| R-1 | ½ acre | 150 ft. | 40 | 40 | 10 | 25 | 1800 | OFF-SITE |
| R-M | 2/1 Ratio | Unit to green space | | | | | 900 | ON-SITE |

1. Corner lots setbacks shall require the same frontage per street.
2. Maximum height of buildings shall be thirty-five (35) feet and 2 ½ stories high.
3. A minimum of 1,000 square feet living area shall be bounded by the foundation in all districts except R-M District.
4. Minimum lot road frontage for a “cul-de-sac” lot width will be determined at the setback line.

SECTION 405 - IG - INSTITUTIONAL AND GOVERNMENTAL DISTRICT

(Subject to Section 412 Flood Overlay and Section 413 Well Field Overlay)

405.5 Yard Requirements

Those yard requirements of the adjacent and surrounding Residential, B-2 and B-3 Districts.

405.7 Maximum Percentage of Lot Coverage

15%

405.8 Minimum Lot Size

1 Acre.

405.9 Minimum Lot Frontage

250 Feet

405.10 Screening

See Section 515 for screening regulations for uses adjoining residential districts.

SECTION 406 - B-1 - CONVENIENCE SHOPPING DISTRICT

(Subject to Section 412 Flood Overlay and Section 413 Well Field Overlay)

406.4 Yard Requirements

Those yard requirements of the adjacent and surrounding Residential District

406.10 Screening

See Section 515 for screening regulations for uses adjoining residential districts.

406.11 Maximum Percentage of Lot Coverage

40%

406.12 Minimum Lot Size

Minimum land area of one half (1/2) acre if central water supply and offsite waste water disposal is available, or two (2) acres if they are not available.

406.13 Minimum Lot Frontage

100 Feet

SECTION 407 - B-2 - NEIGHBORHOOD BUSINESS DISTRICT

(Subject to Section 412 Flood Overlay and Section 413 Well Field Overlay)

407.4 Yard Requirements

In a B-2 Neighborhood Business District the following minimum yard areas shall be provided:

1. **Front Yards:** A 25-foot front yard shall be required, excepting where the frontage on one side of the block is divided between B-3 Highway Business District and a residential district, the front yard of the Residential District shall apply to the area in the B-3 Highway Business District.
2. **Side Yards:** Side yards shall not be required excepting:
 - a. A yard not less than 10 feet in width shall be provided where a side lot line of a neighborhood business district abuts a residential district.
 - b. In all other cases no side yard shall be required for a business, but if such a yard is voluntarily provided, it shall be not less than 6 feet in width.
3. **Rear Yards:** Rear yards shall not be required excepting where a rear lot line of a neighborhood business district abuts a residential district. In such instances, there shall be a rear yard of twenty-five (25) feet for a one or two-story building; such yard may be measured from the centerline of an intervening alley. An additional one (1) foot of rear yard shall be provided for each two (2) feet of height over twenty-five (25) feet.

407.9 Screening:

See Section 515 of this Resolution for screening regulations for uses adjoining residential districts.

407.10 Maximum Percentage of Lot Coverage

25%

407.11 Minimum Lot Size

20,000 Sq. Ft.

407.12 Minimum Lot Frontage

200 Feet

SECTION 408 - B-3 - HIGHWAY BUSINESS DISTRICT

(Subject to Section 412 Flood Overlay and Section 413 Well Field Overlay)

408.5 Yard Requirements

In a B-3 Highway Business District the following yard area shall be provided:

1. **Front Yards:** A 25-foot front yard shall be required excepting where the frontage on one side of the block is divided between B-3 Highway Business District and a Residential District, the Residential District setback shall apply.
2. **Side Yards:** Side yards shall not be required except a yard of not less than 10 feet in width shall be provided where a side lot line of the B-3 Highway Business District abuts a Residential District.
3. **Rear Yards:** Rear yards shall not be required except where a rear lot line of the B-3 Highway Business District abuts a residential district a rear yard of 30 feet shall be provided.

408.10 Screening

See Section 515 for screening regulations for uses adjoining Residential Districts.

408.11 Maximum Percentage of Lot Coverage

20%

408.12 Minimum Lot Size

5 Acres

SECTION 409 - M-1 RESTRICTED OR LIGHT INDUSTRIAL DISTRICT:

(Subject to 412 Flood Plain Overlay and Section 413 Well Field Overlay)

409.5 Yard Requirements

In an Industrial District the following yards shall be required:

1. Front yards shall not be less than twenty-five (25) feet in depth, excepting where an Industrial District is adjacent or across the street from any Residential District, the required front yard shall be not less than fifty (50) feet.
2. Side yards shall be not less than 15 feet in width on each side except where the side yard abuts a Residential District; it shall be not less than 100 feet. Any portion of a side yard which is in excess of 15 feet from a side property line may be used for parking.
3. Rear yards shall be not less than 15 feet in depth except where the rear yard abuts an alley, it shall be less than 30 feet or where the rear yard abuts a Residential District, it shall be not less than 100 feet.

409.11 Maximum Percentage of Lot Coverage

25%

409.12 Minimum Lot Size

50.00 Acres

409.13 Minimum Lot Frontage

200 Feet

SECTION 410 - M-2 HEAVY INDUSTRIAL DISTRICT

(Subject to 412 Flood Plain Overlay and Section 413 Well Field Overlay)

410.5 Yard Requirements

In an Industrial District the following yards shall be required:

1. Front yards shall not be less than twenty-five (25) feet in depth, excepting where an Industrial District is adjacent or across the street from any residential district, the required front yard shall be not less than fifty (50) feet.
2. Side Yards shall be not less than 15 feet in width on each side except where the side yard abuts a residential district it shall be not less than 100 feet. Any portion of a side yard which is in excess of 15 feet from a side property line may be used for parking.
3. Rear Yards shall be not less than 15 feet in depth except where the rear yard abuts an alley, it shall be less than 30 feet or where the rear yard abuts a residential district, it shall be not less than 100 feet.

410.11 Maximum Percentage of Lot Coverage

35%

410.12 Minimum Lot Size

50 Acres

410.13 Minimum Lot Frontage

200 Feet

SECTION 411 M3 - MINERAL EXTRACTION AND STORAGE

(Subject to 412 Flood Plain Overlay and Section 413 Well Field Overlay)

411.9 Minimum Lot Size

25 Acres

411.10 Minimum Lot Frontage

500 Feet

SECTION 415 R-MH MOBILE HOME PARK/COMMUNITY DISTRICT

415.4 Yard Requirements

1. The minimum acreage of the Mobile Home Park/Community District shall not be less than ten (10) acres.
2. The minimum road frontage for a Mobile Home Park/Community District shall be six hundred (600) feet.

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SECTION 505 HEIGHT OF FENCES & HEDGES

1. All fences and hedges hereafter erected, constructed or modified shall be exempt from yard and setback requirements of the districts in which they are located. All fences, walls and hedges are prohibited in the right-of-way.
2. No fences or hedges shall be erected, relocated, or maintained so as to delay free ingress to or egress from any door, window or fire escape.
3. No fences or hedges shall be erected at the intersection of any street or driveway in such a manner as to obstruct free and clear vision of roadway traffic.
4. A. Front yard fences and in any R-1 and E Districts shall not obstruct free and clear vision through the fence.
B. Front yard hedges in any R-1 and E Districts shall be maintained to a height no taller than three (3) feet.
5. The max height of fences and hedges by district:

| District | Max height |
|----------------------------------|------------|
| R-1, E | 6 feet* |
| A, R-MH, RM | 8 feet |
| IG, B-1, B-2, B-3, M-1, M-2, M-3 | 12 feet |

*except front yard hedges shall have a max height of 3 feet

SECTION 515 SCREENING

Screening shall be required for non-residential buildings, structures or land uses on a lot that adjoins or faces any residential district. The plan for screening shall be submitted to and approved by the Zoning Inspector. Screening shall comply with Section 505.

515.1 Purpose of Screening

Screening shall be provided for one or more of the following purposes:

1. A visual barrier to partially or completely obstruct the view of structures or activities not conducive to a residential area.
2. As an acoustic screen to aid in absorbing or deflecting noise.
3. For the containment of debris and litter.

515.2 Type of Screening

Screening may be one of the following or a combination of two or more:

1. Fence;
2. Hedge (evergreen);
3. Earthen mound;

SECTION 524 PRIVATE POOLS

A private swimming pool in excess of twelve (12) feet in diameter or with an area of greater than one hundred (100) square feet, excluding portable pools, shall be allowed in any district as an accessory use and shall comply with the following conditions and requirements:

- a. a fence completely surrounding the pool and deck area not less than five feet in height with lock, or
- b. a top rail of at least five (5) feet above ground with steps that are removable or have a locking mechanism to prevent access from the outside.

4. *In ground pools must have:*
a. a fence not less than five feet in height with locking gate, or

SECTION 518 TOWERS

518.2. Fencing Towers must have a fence completely surrounding the tower not less than five feet (5') in height with a locking gate.

DEFINITIONS:

Hedge: A line of densely growing shrubs or bushes which encloses, partially encloses or divides any area.

Fence: any structure, other than part of a building, which encloses, partially encloses or divides any area.

SECTION 400 - A - AGRICULTURAL DISTRICT

(Subject to Section 412 Flood Overlay and Section 413 Well Field Overlay)

400.6 Yard Residence Frontage and Requirements

As defined in Schedule of Yard and Lot Requirements (Article 404).

400.7 Maximum Percentage of Lot Coverage

15%

400.10 Screening

See Section 515 for screening regulations for uses adjoining residential districts.

SECTION 401 - E - RURAL SUBURBAN RESIDENTIAL ESTATE DISTRICT

(Subject to Section 412 Flood Overlay and Section 413 Well Field Overlay District)

401.5 Yard Requirements

See Article IV, Section 404 Schedule of Yard and Lot Requirements.

401.9 Maximum Percentage of Lot Coverage

15%

SECTION 402 R-1 - ONE-FAMILY RESIDENTIAL DISTRICT

(Subject to Section 412 Flood Overlay and Section 413 Well Field Overlay)

402.5 Yard Requirements

See Section 404.

402.9 Maximum Percentage of Lot Coverage

15%

SECTION 403 - RM-MULTI-FAMILY RESIDENTIAL DISTRICT

(Subject to Section 412 Flood Plain Overlay and Section 413 Well Field Overlay)

403.5 Yard Requirements

See Article IV, Sec. 404 - Schedule of Yard and Lot Requirements.

403.9 Maximum Percentage of Lot Coverage

15%

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SECTION 404 - SCHEDULE OF YARD AND LOT REQUIREMENTS ZONING DISTRICTS AND DWELLINGS

| DISTRICT | MIN. LOT AREA PER FAMILY | MIN. ROAD FRONTAGE | MIN. FRONT YARD SET-BACK | MIN. REAR YARD SET-BACK | MIN. SIDE YARD SET-BACK | SUM OF SIDES SET-BACK MIN. | MIN. LIVING AREA PER UNIT SQ. FT. | WATER, SEPTIC & SEWER FACILITIES |
|----------|--------------------------|---------------------|--------------------------|-------------------------|-------------------------|----------------------------|-----------------------------------|----------------------------------|
| A | 5 Acres (1) (3) | 300 ft. | 70 | 40 | 40 | 80 | 1800 | ON-SITE |
| E | 3 Acres | 150 ft. | 50 | 40 | 20 | 40 | 1800 | ON-SITE |
| R-1 | ½ acre | 150 ft. | 40 | 40 | 10 | 25 | 1800 | OFF-SITE |
| R-M | 2/1 Ratio | Unit to green space | | | | | 900 | ON-SITE |

1. Corner lots setbacks shall require the same frontage per street.
2. Maximum height of buildings shall be thirty-five (35) feet and 2 ½ stories high.
3. A minimum of 1,000 square feet living area shall be bounded by the foundation in all districts except R-M District.
4. Minimum lot road frontage for a “cul-de-sac” lot width will be determined at the setback line.

SECTION 405 - IG - INSTITUTIONAL AND GOVERNMENTAL DISTRICT

(Subject to Section 412 Flood Overlay and Section 413 Well Field Overlay)

405.5 Yard Requirements

Those yard requirements of the adjacent and surrounding Residential, B-2 and B-3 Districts.

405.7 Maximum Percentage of Lot Coverage

15%

405.8 Minimum Lot Size

1 Acre.

405.9 Minimum Lot Frontage

250 Feet

405.10 Screening

See Section 515 for screening regulations for uses adjoining residential districts.

SECTION 406 - B-1 - CONVENIENCE SHOPPING DISTRICT

(Subject to Section 412 Flood Overlay and Section 413 Well Field Overlay)

406.4 Yard Requirements

Those yard requirements of the adjacent and surrounding Residential District

406.10 Screening

See Section 515 for screening regulations for uses adjoining residential districts.

406.11 Maximum Percentage of Lot Coverage

40%

406.12 Minimum Lot Size

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Minimum land area of one half (1/2) acre if central water supply and offsite waste water disposal is available, or two (2) acres if they are not available.

406.13 Minimum Lot Frontage

100 Feet

SECTION 407 - B-2 - NEIGHBORHOOD BUSINESS DISTRICT

(Subject to Section 412 Flood Overlay and Section 413 Well Field Overlay)

407.4 Yard Requirements

In a B-2 Neighborhood Business District the following minimum yard areas shall be provided:

1. **Front Yards:** A 25-foot front yard shall be required, excepting where the frontage on one side of the block is divided between B-3 Highway Business District and a residential district, the front yard of the Residential District shall apply to the area in the B-3 Highway Business District.
2. **Side Yards:** Side yards shall not be required excepting:
 - a. A yard not less than 10 feet in width shall be provided where a side lot line of a neighborhood business district abuts a residential district.
 - b. In all other cases no side yard shall be required for a business, but if such a yard is voluntarily provided, it shall be not less than 6 feet in width.
3. **Rear Yards:** Rear yards shall not be required excepting where a rear lot line of a neighborhood business district abuts a residential district. In such instances, there shall be a rear yard of twenty-five (25) feet for a one or two-story building; such yard may be measured from the centerline of an intervening alley. An additional one (1) foot of rear yard shall be provided for each two (2) feet of height over twenty-five (25) feet.

407.9 Screening:

See Section 515 of this Resolution for screening regulations for uses adjoining residential districts.

407.10 Maximum Percentage of Lot Coverage

25%

407.11 Minimum Lot Size

20,000 Sq. Ft.

407.12 Minimum Lot Frontage

200 Feet

SECTION 408 - B-3 - HIGHWAY BUSINESS DISTRICT

(Subject to Section 412 Flood Overlay and Section 413 Well Field Overlay)

408.5 Yard Requirements

In a B-3 Highway Business District the following yard area shall be provided:

1. **Front Yards:** A 25-foot front yard shall be required excepting where the frontage on one side of the block is divided between B-3 Highway Business District and a Residential District, the Residential District setback shall apply.
2. **Side Yards:** Side yards shall not be required except a yard of not less than 10 feet in width shall be provided where a side lot line of the B-3 Highway Business District abuts a Residential District.
3. **Rear Yards:** Rear yards shall not be required except where a rear lot line of the B-3 Highway Business District abuts a residential district a rear yard of 30 feet shall be provided.

408.10 Screening

See Section 515 for screening regulations for uses adjoining Residential Districts.

408.11 Maximum Percentage of Lot Coverage

20%

408.12 Minimum Lot Size

5 Acres

SECTION 409 - M-1 RESTRICTED OR LIGHT INDUSTRIAL DISTRICT:

(Subject to 412 Flood Plain Overlay and Section 413 Well Field Overlay)

409.5 Yard Requirements

In an Industrial District the following yards shall be required:

1. Front yards shall not be less than twenty-five (25) feet in depth, excepting where an Industrial District is adjacent or across the street from any Residential District, the required front yard shall be not less than fifty (50) feet.
2. Side yards shall be not less than 15 feet in width on each side except where the side yard abuts a Residential District; it shall be not less than 100 feet. Any portion of a side yard which is in excess of 15 feet from a side property line may be used for parking.
3. Rear yards shall be not less than 15 feet in depth except where the rear yard abuts an alley, it shall be less than 30 feet or where the rear yard abuts a Residential District, it shall be not less than 100 feet.

409.11 Maximum Percentage of Lot Coverage

25%

409.12 Minimum Lot Size

50.00 Acres

409.13 Minimum Lot Frontage

200 Feet

SECTION 410 - M-2 HEAVY INDUSTRIAL DISTRICT

(Subject to 412 Flood Plain Overlay and Section 413 Well Field Overlay)

410.5 Yard Requirements

In an Industrial District the following yards shall be required:

1. Front yards shall not be less than twenty-five (25) feet in depth, excepting where an Industrial District is adjacent or across the street from any residential district, the required front yard shall be not less than fifty (50) feet.
2. Side Yards shall be not less than 15 feet in width on each side except where the side yard abuts a residential district it shall be not less than 100 feet. Any portion of a side yard which is in excess of 15 feet from a side property line may be used for parking.
3. Rear Yards shall be not less than 15 feet in depth except where the rear yard abuts an alley, it shall be less than 30 feet or where the rear yard abuts a residential district, it shall be not less than 100 feet.

410.11 Maximum Percentage of Lot Coverage

35%

410.12 Minimum Lot Size

50 Acres

410.13 Minimum Lot Frontage

200 Feet

SECTION 411 M3 - MINERAL EXTRACTION AND STORAGE

(Subject to 412 Flood Plain Overlay and Section 413 Well Field Overlay)

411.9 Minimum Lot Size

25 Acres

411.10 Minimum Lot Frontage
500 Feet _____

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SECTION 415 R-MH MOBILE HOME PARK/COMMUNITY DISTRICT

415.4 Yard Requirements

1. The minimum acreage of the Mobile Home Park/Community District shall not be less than ten (10) acres.
2. The minimum road frontage for a Mobile Home Park/Community District shall be six hundred (600) feet.

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