

R-1 SETBACKS

(SINGLE FAMILY RESIDENTIAL)



R-1 SETBACK REQUIREMENTS:

* Please Note: Edge of pavement is not the property line. Check street right-of-way with the Zoning Department.

* If a lot or parcel was a lot of record **ON OR BEFORE** 6/8/05*

SEPTIC:

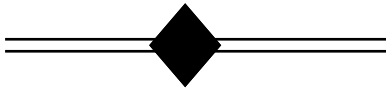
LOT AREA -	20,000 SQ. FT.
LOT FRONTAGE -	50 FEET
LOT WIDTH AT BLD LINE -	100 FEET
* FRONT YARD DEPTH -	40 FEET
REAR YARD DEPTH -	30 FEET
SIDE YARD DEPTH -	10 FEET

SEWER:

LOT AREA -	10,000 SQ. FT.
LOT FRONTAGE -	50 FEET
LOT WIDTH AT BLD LINE -	60 FEET
* FRONT YARD DEPTH -	35 FEET
REAR YARD DEPTH -	15 FEET
SIDE YARD DEPTH -	7 FEET

BOTH:

* MINIMUM SIDE YARD WIDTH ON CORNER LOT -	20 FEET
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For Further Information Call

Plain Township Zoning Department

(330) 492-4686 Between 8am-4:30pm., Monday-Friday