

R-2 SETBACKS

(ONE & TWO FAMILY RESIDENTIAL)



R-2 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*

SINGLE FAMILY DWELLING:

LOT AREA -	9,000 SQ. FT.
LOT FRONTAGE -	50 FEET
LOT WIDTH AT BLD. LINE -	60 FEET
FRONT YARD DEPTH -	30 FEET
REAR YARD DEPTH -	15 FEET
SIDE YARD WIDTH -	6 FEET

TWO FAMILY DWELLING:

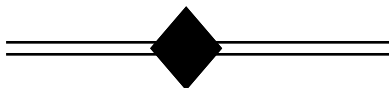
LOT AREA -	12,000 SQ. FT.
LOT FRONTAGE -	50 FEET
LOT WIDTH AT BLD LINE -	70 FEET
FRONT YARD DEPTH -	30 FEET
REAR YARD DEPTH -	15 FEET
SIDE YARD WIDTH -	7 FEET

OTHER PERMITTED USES:

LOT AREA -	15,000 SQ. FT.
LOT FRONTAGE -	50 FEET
LOT WIDTH AT BLD LINE -	70 FEET
FRONT YARD DEPTH -	35 FEET
REAR YARD DEPTH -	20 FEET
SIDE YARD WIDTH -	10 FEET

ALL:

MINIMUM SIDE AT WIDTH CORNER LOT -	20 FEET
MAXIMUM BLD HEIGHT-	35 FEET



For Further Information Call

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