

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

DISTRICT	MIN. LOT AREA PER FAMILY	MIN. ROAD FRONTAGE	MIN. FRONT YARD SETBACK	MIN. REAR YARD SETBACK	MIN. SIDE YARD SETBACK	SUM OF SIDES SETBACK 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	5 Acres (1) (3)	150 ft.	50	40	20	40	1800	ON-SITE
R-1	½ acre	150 ft.	40	40	10	25	1800	ON-SITE
R-M	2/1 Ratio	Unit to green space					900	ON-SITE

SECTION 504 ACCESSORY BUILDING:

1. No garage or accessory building shall be erected within a required side yard or front yard.
2. The accessory building may be erected not less than eight (8) feet from the side or rear lot lines nor less than eight (8) feet from the main building.
3. When not located completely to the rear of the dwelling, garages shall be constructed as a part of the main building or connected thereto by a covered breezeway.
4. No detached accessory building in Residential and B-1 Districts shall exceed eighteen (18) feet or the height of the residence, whichever is less. The height will be calculated as stated in the building height definition.
5. An accessory building may precede construction of a main building, but permit must be submitted with approved septic permit from Greene County Health Department, site plan showing location of septic system, well and main building. If the accessory building precedes the main building, it will be subject to inspection until the main building is completed. Under no circumstance will an accessory building be used for habitation.

SECTION 509 PROJECTIONS INTO REQUIRED YARDS:

1. Front Yard: Porches and steps may extend from the dwelling into the required front yard a maximum of ten (10) feet.
2. Rear Yard: Additions such as family rooms, sun rooms, covered porches may extend into the rear yard a maximum of fifteen feet.
3. Side yard: Open structures such as porches, balconies, decks, platforms, carports and covered patios, shall be considered a part of the building to which attached and shall not project into the required minimum side yard.
4. Chimneys, flues, sills, pilasters, cornices, eaves, gutters and other similar features may project into a required side yard a maximum of twenty-four (24") inches.

MAXIMUM PERCENTAGE OF LOT COVERAGE FOR RESIDENTIAL DISTRICTS

15% for Districts A, E, R-1, RM

