

EZ CHART - HAMILTON TOWNSHIP AREA AND YARD REQUIREMENTS

MINIMUM LOT SIZE				MINIMUM YARD AREA							MAXIMUM HEIGHT			MAX % BUILDING COVERAGE
ZONE	INTERIOR			PRINCIPAL BLDG.				ACCESSORY BUILDING MINIMUM DISTANCE IN FEET TO			PRINC. BLDG.	ACCES. BLDG.	PRINC. & ACC. BUILDING	
ZONE	AREA	WIDTH & FRONTAGE	DEPTH	FRONT	SIDE	-----	REAR	PRIN. BLDG.	SIDE LOT LINE	REAR LOT LINE	IN STORIES	IN FEET	IN FEET	SEE ORDINANCE FOR MAX IMPERVIOUS COVERAGE
C	5 acres	400'	500'	125'	60'	-----	125'	20'	50'	50'	2.5	35'	15'	5%
RRC	40,000 sf	150'	200'	50'	30'	-----	50'	20'	20'	20'	2.5	35'	15'	12 % / RRC density 0.16 (units/acres)
R-25	25,000 sf	125'	125'	50'	20'	-----	50'	25'	20'	25'	2.5	35'	15'	15%
R-15	15,000 sf	100'	120'	40'	15'	-----	40'	20'	15'	20'	2.5	35'	15'	20%
R-10	10,000 sf	80'	100'	30'	10'	-----	30'	20'	10'	10'	2.5	35'	15'	20%
R-7	7,000 sf	70'	90'	25'	10'	-----	25'	10'	6'	6'	2.5	35'	15'	25%
R-5	5,000 sf	50'	90'	20'	5'	-----	25'	10'	5'	5'	2.5	35'	15'	30%
A/T	10 acres	300'	SEE SECTION 160-75 OF THE LAND DEVELOPMENT ORDINANCE							2.5	35'	15'	20%	
ZONE CHART - NON RESIDENTIAL							TOTAL OF TWO SIDES	-----						FLOOR AREA RATIO / MAX. IMPERVIOUS COVERAGE
NC	5,000 sf	50'	75'	25'	5'	-----	10'	10'	5'	10'	-----	35'	-----	0.15 / 60%
CC	7,500 sf	60'	90'	30'	10'	-----	15'	10'	10'	10'	-----	35'	-----	0.18 / 60%
HC/GC INDIVIDUAL USE	20,000 sf	125'	150'	60'	20'	-----	40'	10'	10'	10'	-----	35'	-----	0.20 / 60%
HC/SHOPPING CTR	8 acres	400'	400'	100'	100'	-----	100'	see section 160-78	100'	100'	-----	35'	-----	0.20 / 60%

GSC (NON-TWP USERS)	120,000 sf	300'	300'	100'	75'	-----	75'	50'	50'	50'	6	70'	-----	0.15 / 50%
REO-2 INDIVIDUAL USE	2 acres	200'	400'	75'	50'	100'	100'	50'	50'	100'	-----	35'	-----	0.189 / 55%
REO-4 INDIVIDUAL USE	4 acres	300'	500'	80'	75'	150'	100'	50'	75'	75'	-----	45'	-----	0.25 / 55%
REO-5 INDIVIDUAL USE	5 acres	400'	400'	150'	75'	200'	75'	50'	75'	75'	-----	45'	-----	0.25 / 55%
RD INDIVIDUAL USE	10 acres	600'	400'	150'	100'	200'	100'	50'	100'	100'	-----	45'	-----	0.25 / 55%
RESEARCH PARK USE ALL REO & RD	4 acres	300'	400'	80'	50'	100'	50'	50'	50'	50'	-----	45'	-----	0.25 / 55%
MFG/INDIVIDUAL USE	2 acres	250'	250'	75'	35'	100'	50'	40'	40'	40'	-----	35'	-----	0.25 / 50%
MFG/INDUSTRIAL PARK USE	1 acre	175'	175'	50'	15'	50'	25'	30'	30'	30'	-----	35'	-----	0.25 / 50%
INDUSTRIAL INDIVIDUAL USE	3 acres	300'	300'	100'	50'	150'	75'	50'	50'	50'	-----	35'	-----	0.25 / 50%
INDUSTRIAL PARK USE	2 acres	250'	250'	75'	35'	100'	50'	40'	40'	40'	-----	35'	-----	0.25 / 50%