

TOWNSHIP OF SPARTA ZONING SETBACKS & BULK REQUIREMENTS

ZONE	MIN. LOT SIZE	MIN. FRONT YARD	MIN. REAR YARD	MIN. SIDE YARD	TOTAL SIDE YARD	MIN. ROAD FRONTAGE	MIN. LOT WIDTH @ BLD. LINE	MAX. STORIES/ HEIGHT	MAX. IMPERVIOUS COVER.		F.A.R.	ACCESSORY STRUCTURE		DECKS	
									Lot 25%	Bldg 18%		Height	Side & Rear	Side	Rear
R - 1	45,000	75'	75'	30'	60'	135'	175'	2.5 & 35'	¶ 18%			1.5 Stories and 16 feet	15'	20'	65'
R - 2	25,000	50'	50'	15'	30'	75'	100'	"	15%			"	10'	10'	40'
R - 3 /	14,000	35'	35'	8'Min.	20'	60'	80'	"	Lot 25%	Bldg 18%		"	10'	10'	25' *
R - 4	20,000	50'	50'	15'	30'	75'	100'	"	15%			"	10'		
RR +	5 ac.	75'	75'	50'	100'	250'	250'	2.5 & 38'	¶ 18%			"	15'	20'	65'
RC -1	5 ac.	150'	100'	50'	100'	200'	250'	"	¶ 18%			"	15'		
RC -2	5 ac.	75'	75'	50'	100'	175'	200'	"	¶ 18%			"	15'		
MF	5 ac.	75'	75'	50'	100'	**	**	2.5 & 35	30%			"			
C - 1	10,000	25'	60'	10'	20'	60'	X	"	40%			"			
C-1 H	10,000	25'	60'	10'	20'	60'	X	"	40%			"			
C - 2	20,000	25'	60'	2 sides = 30'	Combo = 30'	X	X	"	40%			"			
C-2 H	20,000	25'	60'	2 sides = 30'	Combo = 30'	X	X	"	40%			"			
ED	80,000	100'	50'	30'	60'	X	200'	"	40%		25%	"			
ED - 1	80,000	100'	50'	X	X	X	X	"	40%		30%	"			
												"			

* 35' IF LOT ABUTS A LAKE

ADDITIONAL SETBACKS: 75 FOOT FRONT, REAR OR SIDE YARD TO A STREAM OR POND

** MULTI FAMILY DWELLINGS - TO COMPLY WITH BULK REQUIREMENTS

5 FEET TO PROPERTY LINE FOR PATIO OR DRIVEWAY OR RETAINING WALL

/ R-3 EXISTING PLATTED LOTS PRIOR TO AUG., 2002 – 8,000 sq. ft.

¶ Imp.Cover. 18% up TO 2 acres - (see ordinance for calculation)

SEE ORDINANCE FOR TOWN CENTER ZONES SETBACKS

X NONE REQUIRED

+ SEE CLUSTER OPTION NOTE: LOTS SUBDIVIDED IN THE RR, RC-1, RC-2 ZONES PRIOR TO SEPT. 8, 1998

SHALL ADHERE TO ENVIRONMENTAL CONSTRAINTS CLUSTER OPTION FOR BULK REQUIR.

(1 ACRE = 43,560 square feet)

***** REVISED ORDINANCE REQUIREMENTS FOR NON-CONFORMING USES AND STRUCTURES AND R-3 CORNER LOTS (Effective 9/15/07) - see attached ordinance
NEW SECTION –BUILDING COVERAGE R-3 ZONE – 18% - see attached ordinance**