

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	
									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 TCC	ZONES	SEE ORDINANCE FOR BULK REQUIREMENTS												
C - 1	20,000	25'	60'	10'	20'	60'	X	"	40%			"			
C-1 H	20,000	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%			"			
E D	80,000	100'	50'	30'	60'	X	200'	"	40%		25%	"			
ED - 1	80,000	100'	50'	X	X	X	X	"	40%		30%	"			
****	PVC PDRM	ZONES	SEE ORDINANCE FOR BULK REQUIREMENTS												

* 35 feet IF LOT ABUTS A LAKE

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

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

X NONE REQUIRED

+ SEE INCENTIVE/ENVIRONMENTAL CLUSTER OPTIONS IN ORDINANCE

NOTE: LOTS SUBDIVIDED IN THE RR, RC-1, RC-2 ZONES PRIOR TO SEPT. 8, 1998 SHALL ADHERE TO FORMER RR ZONE FOR BULK REQUIREMENTS -18-4.13e.9.

Reference - (1 ACRE = 43,560 square feet)

ADDITIONAL SETBACKS:

75 FEET FRONT, REAR OR SIDE YARD TO A STREAM OR POND

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

GENERATORS 18-4.5 i:

Permanent residential standby generators are to be considered accessory uses subordinate and customarily incidental to the principal use on the same lot and permitted in all single-family residential zones and single-family detached dwelling units. **Setbacks shall be measured from the pad supporting the unit and shall meet a minimum of five (5) feet from side and rear property lines and are not permitted in the front yard.** Please see Ord. 18-4.5 i.

*** REVISED ORDINANCE REQUIREMENTS FOR NON-CONFORMING USES AND STRUCTURES (18-4.6 f) AND R-3 CORNER LOTS - Effective 9/15/07 – (see ordinance 18-4.11 e, 9)