

FRENCHTOWN CHARTER TOWNSHIP ZONING ORDINANCE NO. 200

ZONING DISTRICT	MINIMUM LOT SIZE	(v)	FLOOR AREA RATIO	BEDROOMS PER ACRE	MAXIMUM HEIGHT OF BUILDINGS		MINIMUM YARD REQUIREMENTS IN FEET (d) (h) (q) (r) (v)				MINIMUM FLOOR AREA (i) and (l)
					IN STORIES	IN FEET	FRONT YARD (f)	SIDE YARD (ONE)	SIDE YARD (TWO)	REAR YARD	
	AREA IN SQ. FT.	WIDTH IN FEET									
PS (s)	60,000	200	-	-	2	30 (b)	50 (e)	20 (p)	40 (p)	50 (c)	-
A without Sewers (x)	65,340 1.5 acres	150	-	-	2 1/2	35 (b)	50 (e) (g)	25 (g) (p)	50 (g) (p)	50 (c) (g)	1,200
A with sewers	43,560	150	-	-	2	25 (b)	50 (e) (g)	25 (g) (p)	50 (g) (p)	45 (c) (g)	1,200
R-1-E	43,560	150	-	-	2	25 (b)	50 (e)	25 (p)	50 (p)	45 (c)	1,200
R-1-D	21,780	100	-	-	2	25 (b)	50 (e)	12 (p)	25 (p)	45 (c)	1,200
R-1-A	14,500	90	-	-	2	25 (b)	50 (e)	12 (p)	25 (p)	45 (c)	1,200
R-1-B	9,750 (a)	80	-	-	2	25 (b)	30 (e)	10 (p)	25 (p)	40 (c)	1,000
R-1-C	7,800 (a)	65	-	-	2	25 (b)	25 (e)	6 (p) (t)	15 (p)	35 (c)	1,000
R-1-R	6,000 (a)	60	-	-	2	25 (b)	20 (e)	6 (p) (t)	15 (p)	25 (c)	1,000
R.M-H	Shall comply with the requirements of Article 9 & the rules and regulations of the Mobile Home Commission										
R-3-A (u)	8,400 (a) (l)	60 (l)	.82	16	2	25 (b)	25 (e) (j) (l)	(j) (l) (p)	(j) (l) (p)	25 (c) (j) (l)	(j)(m)
R-3-B (u)	8,400 (a) (l)	60 (l)	.30 (k)	24 (k)	3	35 (b)	30 (e) (j) (l)	(j) (l) (p)	(j) (l) (p)	35 (c) (j) (l)	(j)(m)
R-1-O	60,000	200	.60	-	2	25 (b)	25 (e)	15 (p)	30 (p)	25 (c)	800
OS	45,000	150	.60	-	2	30 (b)	25 (e)	10 (p)	20 (p)	25 (c)	800
L-E-M	Shall comply with the requirements of Article 13										
V-P	No buildings permitted										
C-1	30,000	150	.60	-	2	25 (b)	25 (e)	15 (o) (p)	30 (o) (p)	25 (c)	800
C-2	30,000	150	.70	-	2 1/2	35 (b)	40 (e)	20 (o) (p)	40 (o) (p)	35 (c)	800
C-3	30,000	150	.75	-	2	25 (b)	50 (e)	15 (p)	30 (p)	40 (c)	1,000
LM (s)	43,560	150	-	-	2	45 (b)	50 (e) (n)	20 (n) (p)	40 (n) (p)	50 (c) (n)	-
GM (s)	5 Acres	300	-	-	2	45 (b)	50 (e) (n)	20 (n) (p)	40 (n) (p)	50 (c) (n)	-

ARTICLE 21.00 SCHEDULE OF REGULATIONS

The following regulations regarding lot sizes, yards, setbacks and densities apply within the Zoning Districts as indicated, including the regulations contained in the footnotes to the Schedule of Regulation Table (See Pages 388-391) No building shall be erected, nor shall an existing building be altered, enlarged or rebuilt, nor shall any open spaces surrounding any building be encroached upon or reduced in any manner, except in conformity with the regulations hereby established for the district in which such building is located. No portion of a lot used in complying with the provisions of this Ordinance for yards, courts, lot area, occupancy, in connection with an existing or projected building or structure, shall again be used to qualify or justify any other building or structure existing or intended to exist at the same time.

Amended September 28, 2004, by Zoning Ordinance No. 200-67.

Amended January 17, 2006, by Zoning Ordinance Amendment No. 200-80.