NEW TOWNSHIP RESIDENTIAL ZONING ORDINANCE AS AMENDED

TOWNSHIP OF FARMINGTON
COUNTY OF OAKLAND
STATE OF MICHIGAN
ZONING ORDINANCE
ORDINANCE NO.
MONTH , 1960

TITLE

AN ORDINANCE enacted under Act 184, Public Acts of 1943, as amended, governing the unincorporated portions of the Township of Farmington, Oakland County, Michigan, to regulate and restrict the location and use of buildings, structures, and land for trade, industry, residence and for public and semi-public or other specified uses; and to regulate and limit the height and bulk of buildings and other structures; to regulate and to determine the size of yards, courts, and open spaces; to regulate and limit the density of population; and for said purposes to divide the Township into districts and establishing the boundaries thereof; providing for changes in the regulations, restrictions and boundaries of such districts; defining certain terms uses herein; providing for enforcement; establishing a Board of Appeals; and imposing penalties for the violation of this Ordinance.

PREAMBLE

Pursuant to the authority conferred by the Public Acts of the State of Michigan in such case, made and provided and for the purpose of promoting and protecting the public health, safety, peace, morals, comfort, convenience and general welfare of the inhabitants of the Township of Farmington by protecting and conserving the character and social and economic stability of the residential, commercial, industrial and other use areas; by securing to such areas the most appropriate use of land; preventing over-crowding of land and undue congestion of population; providing adequate light, air and reasonable access; and facilitating adequate and economical provision of transportation, water, sewers, schools, recreation and other public requirements; and by other means, all in accordance with a comprehensive plan; now, therefore,

ENACTING CLAUSE

The Township of Farmington Ordains:

ARTICLE I — SHORT TITLE

SECTION 100: This Ordinance shall be known and may be cited as the **Township of Farmington Zoning Ordinance.**

ARTICLE II — DEFINITIONS

SECTION 200: For the purpose of this Ordinance, the terms, words and phrases shall, whenever used in this Ordinance, have the meaning herein defined as follows:

All words in the present tense shall include the future; all words in the singular number include the plural number and all words in the plural number include the singular number; and the word "building" includes the word "structure," and "dwelling" includes "residence"; the word "person" includes a "corporation," "copartnership," "association," as well as an "individual"; the word "shall" is mandatory and not directory.

Terms not herein defined shall have the meaning customarily assigned to them.

Accessory Building: A subordinate building, the use of which is clearly incidental to that of the main building or to the use of the land.

Accessory Use: Is a use subordinate to the main use of a lot and used for purposes clearly incidental to those of the main use.

Alley: Any dedicated public way affording a secondary means of access to abutting property, and not intended for general traffic circulation.

Alteration: Any change, addition or modification in construction or type of occupancy, any change in the structural members of a building, such as walls or partitions, columns, beams or girders, the consummated act of which may be referred to herein as "altered" or "reconstructed."

Apartment: A dwelling unit in a multiple dwelling other than an efficiency apartment.

Apartment Building: A residential structure containing three (3) or more dwelling units, but not a row house or terrace.

Apartment, Efficiency: A dwelling unit in a multiple dwelling consisting of not more than one (1) room in addition to kitchen and necessary sanitary facilities.

Automobile Service Station: A place where gasoline or any other automobile engine fuel, kerosene or motor oil and lubricants or grease (for operation of motor vehicles) are retailed directly to the public on the premises; including sale of minor accessories and services for motor vehicles, but not including automobile repair.

Automobile Repair: General repair, engine rebuilding, rebuilding or reconditioning of motor vehicles; collision service, such as body, frame, or fender straightening and repair; overall painting and undercoating of automobiles.

Basement: That portion of a building which is partly or wholly below grade but so located that the vertical distance from grade to the floor is greater than the vertical distance from the grade to the ceiling. A basement will not be counted as a story.

Billboard: Any construction or portion thereof upon which a sign or advertisement used as an outdoor display for the purpose of making anything known to the general public is affixed. This definition does not include any bulletin boards used to display official court or public office notice.

Block: The property abutting one side of a street and lying between the two nearest intersecting streets or between the nearest such street and railroad right-of-way, unsubdivided acreage, river or live stream; or between any of the foregoing and any other barrier to the continuity of development.

Building: Any structure, either temporary or permanent, having a roof, and used or built for the shelter or enclosure of persons, animals, chattels, or property of any kind. This shall include tents, awnings or vehicles situated on private property and used for such purposes.

Building Height: The vertical distance measured from the established grade to the highest point of the roof surface for flat roofs; to the deck line of mansard roofs; and to the average height between eaves and ridge for gable, hip, and gambrel roofs. Where a building is located on a terrace, the height may be measured from the average ground level of the terrace at the building wall.

Building Line: A line formed by the face of the building, and for the purposes of this Ordinance, a building line is the same as a front setback line.

Building, Main or Principal: A building in which is conducted the principal use of the lot on which it is situated.

Club: An organization of persons for special purposes or for the promulgation of sports, arts, science, literature, politics or the like, but not for profit.

Court: An open space, on the same lot with a building or group of buildings and which is bounded on two or more sides by such building or buildings.

District: A portion of the unincorporated part of the Township within which certain regulations and requirements or various combinations thereof apply under the provisions of this Ordinance.

Drive-In: A business establishment so developed that its retail or service character is dependent on providing a driveway approach or parking spaces for motor vehicles so as to serve patrons while in the motor vehicle rather than within a building or structure.

Dwelling Unit: A building, or a portion thereof, designed for occupancy by one (1) family for residential purposes and having cooking facilities.

Dwelling, One-Family: A building designed exclusively for and occupied exclusively by one (1) family.

Dwelling, Two-Family: A building designed exclusively for occupancy by two (2) families, independent of each other such as a duplex dwelling.

Dwelling, Multiple-Family: A building, or portion thereof, designed exclusively for occupancy by three (3) or more families living independently of each other.

Erected: The word "erected" includes built, constructed, altered, reconstructed, moved upon, or any physical operations on the premises required for the construction. Excavations, fill, drainage, and the like, shall be considered a part of erection.

Essential Services: Means the erection, construction, alteration or maintenance by public utilities or municipal departments of underground, surface or overhead gas, electrical, steam, fuel or water transmission or distribution systems, collection, communication, supply or disposal systems, including towers, poles, wires, mains, drains, sewers, pipes, conduits, cables, fire alarm and police call boxes, traffic signals, hydrants and similar accessories in connection therewith, but not including buildings which are necessary for the furnishing of adequate service by such utilities or municipal departments for the general public health, safety or welfare.

Family: One person, or a group of two or more persons living together and inter-related by bonds of consanguinity, marriage, or legal adoption, occupying the whole or part of a dwelling as a separate housekeeping unit with a common and a single set of culinary facilities. The persons thus constituting a family may also include foster children, gratuitous guests and domestic servants.

Farm: All of the contiguous neighboring or associated land operated as a single unit on which bona fide farming is carried on directly by the owner-operator, manager or tenant farmer, by his own labor or with the assistance of members of his household or hired employees; provided, however, that land to be considered a farm hereunder shall include a continuous parcel of more than ten (10) acres in area; provided further, farms may be considered as including establishments operated as bona fide greenhouses, nurseries, orchards, chicken hatcheries, poultry farms and apiaries; but establishments keeping or operating fur-bearing animals, public riding or boarding stables, commercial dog kennels, shall not be considered farm hereunder unless combined with bona fide farm operations on the same continuous tract of land. No farms shall be operated as piggeries, or for the disposal of garbage, sewage, rubbish, offal or rendering plants, or for the slaughtering of animals except such animals as have been raised on the premises or have been maintained on the premises prior thereto and for the use of the occupants of persons residing on the premises.

Floor Area: For the purposes of computing the minimum allowable floor area in a residential dwelling unit: is the sum of the horizontal areas of the several floors of the building measured from the interior faces of the exterior walls. The floor area measurement is exclusive of the areas of basements, unfinished attics, attached garages, breezeways, unenclosed porches and enclosed porches.

Garage, Commercial: Any structure available to the public, and used for storage, repair, rental, greasing, washing, sales, servicing, adjusting or equipping of automobiles or other motor vehicles.

Garage, Private: An accessory building not over one (1) story or fifteen (15) feet in height used for parking or storage of motor vehicles, but not a commercial garage.

Grade: Grade is the highest point of ground contacting any portion of the basement or foundation of a dwelling.

Home Occupation: Is an occupation or profession customarily carried on by an occupant of a dwelling unit as a secondary use which is clearly subservient to the use of the dwelling unit for residential purposes.

Junk Yards: Is an open area where waste, used or second hand materials are bought and sold, exchanged, stored, baled, packed, disassembled, or handled including, but not limited to, scrap iron and other metals, paper, rags, rubber tires, and bottles. A "junk yard" includes automobile wrecking yards and includes any area of more than two hundred (200) square feet for storage, keeping or abandonment of junk but does not include uses established entirely within enclosed buildings.

Kennel, Commercial: Any lot or premises on which three (3) or more dogs are either permanently or temporarily boarded.

Loading Space: An off-street space on the same lot with a building, or group of buildings, for temporary parking of a commercial vehicle while loading and unloading merchandise or materials.

Lot: A parcel of land occupied or intended for occupancy by a use permitted in this Ordinance, including one (1) main building together with its accessory buildings, and providing the area the open spaces, parking spaces and loading spaces required by this Ordinance. A lot may or may not be specifically designated as such on public records.

Lot, Area: A total horizontal area within the lot lines of a lot.

Lot, Corner: A lot where the interior angle of two adjacent sides at the intersection of the two streets is less than one hundred thirty-five (135) degrees. A lot abutting upon a curved street, or streets shall be considered a corner lot for the purposes of this Ordinance if the arc is of less radius than one hundred fifty (150) feet and the tangents to the curve, at the two points where the lot lines meet the curve or the straight street line extended, form an interior angle of less than one hundred thirty-five (135) degrees.

Lot, Interior: Any lot other than a corner lot.

Lot Lines: The lines bounding a lot as defined herein

Front Lot Line: In the case of an interior lot, the line separating said lot from the street. In the case of a corner lot or double frontage lot, the line separating said lot from that street which is designated as the front street in the plat and the request for zoning compliance permit.

Rear Lot Line: The lot line opposite the front lot line. In the case of a lot pointed at the rear, the rear lot line shall be an imaginary line parallel to the front lot line, not less than ten (10) feet long lying farthest from the front lot line and wholly within the lot.

Side Lot Line: Any lot lines other than the front lot lines or rear lot lines.

Lot Coverage: The part or percent of the lot occupied by buildings or structures, including accessory buildings or structures.

Lot Depth: The horizontal distance between the front and rear lot lines, measured along the median between side lot lines.

Lot, Double Frontage: An interior lot having frontages on two more or less parallel streets as distinguished from a corner lot. In the case of a row of double frontage lots, one street will be designated as the front street in the plat and the request for zoning compliance permit.

Lot Width: The horizontal distance between the side lot lines measured at the two points where the building line, or setback, intersects the side lot lines.

Motel: A series of attached, semi-detached or detached rental units containing bedroom, bathroom and closet space. Units shall provide overnight lodging and are offered to the public for compensation and shall cater primarily to the public traveling by motor vehicles.

Non-Conforming Building: A building or portion thereof, existing at the effective date of this Ordinance, or amendments thereto, and that does not conform to the provisions of the Ordinance in the district in which it is located.

Non-Conforming Use: A use which lawfully occupied a building or land at the time this Ordinance or amendments thereto became effective, and that does not conform to the use regulations of the district in which it is located.

Off-Street Parking Lot: A facility providing vehicular parking spaces along with adequate drives and aisles, for maneuvering so as to provide access for entrance and exit for the parking of more than two automobiles.

Open Front Store: A business establishment so developed that service to the patron may be extended beyond the walls of the structure, not requiring the patron to enter said structure.

Parking Space: Is hereby determined to be an area of one hundred and eighty (180) square feet, and shall be exclusive of drives, driveways, aisles or entrances giving access thereto and shall be full accessible for the storage or parking of permitted vehicles.

Principal Use: The main use to which the premises are devoted and the main purpose for which the premises exist.

Public Utility: Is any person, firm or corporation, municipal department, board or commission duly authorized to furnish and, furnishing under state or municipal regulations to the public, gas, steam, electricity, sewage disposal, communication, telegraph, transportation or water.

Row House: A two (3) story row of three (3) or more attached, one (1) family dwellings, not more than two (2) rooms deep, each unit of which extends from the basement to the roof.

Rubbish: The miscellaneous waste materials resulting from housekeeping, merchantile enterprises, trades, manufacturing and offices, including other waste matter such as slag, stone, broken concrete, fly ash, shines, tin cans, glass, scrap metal, rubber, paper, rags, chemicals, or other similar or related combinations thereof.

Sign: Any words, numerals, figures, devices, designs, or trademarks by which anything is made known, other than billboards, such as are used to show an individual, firm, profession, business and are visible to the general public.

Stable, Private: A stable for the keeping of horses for the use of the residents of the principal use and shall not include the keeping of horses for others, or for commercial boarding, and with a capacity for not more than two horses, provided, however, that the capacity of a private stable may be increased if the lot whereon such stable is located contains at least one (1) acre of land for each additional horse stabled thereon.

Stable, Public: A stable other than a private stable, with a capacity for more than two horses.

Story: Is that part of a building included between the surface of one floor and the surface of the next floor, or if there is no floor above, then, the ceiling next above. A story thus defined shall not be counted as a story when more than fifty percent of the height is below the established grade.

Street: A public thorofare which affords the principal means of access to abutting property.

Structure: Anything constructed or erected, the use of which requires location on the ground or attachment to something having location on the ground.

Temporary Building and Use: A structure or use permitted by the Board of Appeals to exist during periods of construction of the main use, or for special events.

Terrace: A row of three (3) or more attached, one (1) family dwellings, not more than two (2) rooms deep, and having the total dwelling space on one floor.

Topsoil: The upper layer of earth bearing plant supporting organic matter extending from the surface of the ground to a depth of not more than eighteen (18) inches. Once topsoil has been removed from land, the remaining earth shall not be considered topsoil unless reseeded with plant growth nor until a period of not less than three (3) calendar years has elapsed since such reseeding.

Township Board: Whenever in this Ordinance appear the words "Township Board," it shall mean the Township Board of Farmington Township.

Trailer Coach: Any vehicle designed, used, or so constructed as to permit its being used as a conveyance upon the public streets or highways and duly licensable as such, and constructed in such a manner as will permit occupancy thereof as a dwelling or sleeping place for one or more persons.

Trailer Court: Any plot of ground upon which two or more trailer coaches, occupied for dwelling or sleeping purposes, are located.

Usable Floor Area: For the purposes of computing parking, is that area used for or intended to be used for the sale of merchandise or services or for use to serve patrons, clients, or customers. Such floor area which is used or intended to be used principally for the storage or processing of merchandise, or for utilities shall be excluded from this computation of "Usable Floor Area." Measurement of floor area shall be the sum of the gross horizontal areas of the several floors of the building measured from the interior faces of the exterior walls.

Use: The purpose for which land or premises or a building thereon is designed, arranged, or intended, or for which it is occupied or maintained, let or leased.

Yard: An open space on the same lot with a main building, unoccupied and unobstructed from the ground upward except as otherwise provided in this Ordinance.

Front Yard: A yard extending the full width of the lot, the depth of which is the minimum horizontal distance between the front lot line and the nearest line of the main building.

Rear Yard: A yard extending across the full width of the lot, the depth of which is the minimum horizontal distance between the rear lot line and the nearest line of the main building.

Side Yard: A yard between a main building and the side lot line, extending from the front yard to the rear yard. The width of the required side yard shall be measured horizontally from the nearest point of the side lot line to the nearest point of the main building.

ARTICLE III — ZONING DISTRICTS AND MAP

SECTION 300. DISTRICTS:

For the purpose of this Ordinance, the Township of Farmington is hereby divided into the following districts:

RA-1 One-Family Residential District
RA-2 One-Family Residential District
RA-3 One-Family Residential District
RA-4 One-Family Residential District
RB Two-Family Residential District
RC Multiple-Family Residential District
B-1 Local Business District
B-2 Community Business District
B-3 General Business District
O Office Building District
LI-1 Light Industrial 1 District
P-1 Vehicular Parking District

SECTION 301. BOUNDARIES:

The boundaries of these districts are hereby established as shown on the Zoning Map which accompanies this Zoning Ordinance and which map with all notations, references and other information shown thereon shall be as much a part of this Ordinance as if fully described herein; provided, however, that exact dimensions of all such zones are shown on quarter section maps maintained by the Farmington Township Clerk and which shall be open to examination at any time during regular office hours.

SECTION 301.1: Unless shown otherwise, the boundaries of the districts are lot lines, the center lines of streets, alleys, roads or such lines extended, and the limits of the Township of Farmington.

SECTION 301.2: Where, due to the scale, lack of detail, or ligibility of the Zoning plan accompanying this Ordinance, or the quarter section maps, maintained by the Township Clerk, there is any uncertainty, contradiction, or confusion, as to the intended location of any district boundaries shown thereon, interpretation concerning the exact location of district boundary lines shall be determined upon written application to, or upon its own motion, by the Board of Appeals.

SECTION 302. ZONING OF VACATED AREAS:

Whenever any street, alley or other public way within the Township of Farmington shall have been vacated by official governmental action, and when the lands within the boundaries thereof attach to and become a part of lands adjoining such street, alley or public way, such lands formerly within such vacated street, alley or public way, shall automatically, and without further governmental action, thenceforth acquire and be subject to the same zoning regulations as are applicable to lands to which same shall attach, and the same shall be used for the same use as is permitted under this Ordinance for such adjoining lands.

ARTICLE IV — RA-1, RA-2, RA-3, and RA-4 ONE FAMILY RESIDENTIAL DISTRICTS

The following regulations shall apply to all RA-1, RA-2, RA-3 and RA-4 Districts, and shall be subject further to the provisions of ARTICLE XIV "GENERAL PROVISIONS" and ARTICLE XV "GENERAL EXCEPTIONS."

SECTION 400. PRINCIPAL USES PERMITTED:

1. Principal one family dwellings.

2. Farms, including, but not limited to, livestock and poultry raising, dairying, horticulture, truck gardening, farm greenhouses and similar bona fide agricultural enterprises of use of land and structures. On a parcel of land of less than ten (10) acres the growing and selling of produce, animals and fowl and the keeping of bees are permitted, provided the same are produced on said parcel of land and do not become a nuisance or objectionable to the health, morals, general welfare of the public or the surrounding neighborhoods.

3. Publicly owned and operated parks, parkways, playgrounds, and recreational facilities.

4. Churches and other facilities normally incidental thereto.

5. Public, parochial and private elementary, intermediate schools and/or high schools offering courses in general education.

6. Municipal buildings and uses.

7. Accessory buildings, provided that they shall be located as required in ARTICLE XIV "GENERAL PROVISIONS."

8. Name plates and signs as provided in ARTICLE XIV "GENERAL PROVISIONS."

9. Automobile parking space to be provided as required in ARTICLE XIV "GENERAL PROVISIONS."

SECTION 401. USES PERMISSIBLE ON SPECIAL APPROVAL:

Under such conditions as the Board of Appeals, after having received the recommendation of the Planning Board, finds the use as not being injurious to the RA-1, RA-2, RA-3, and RA-4 District and environs, and not contrary to the spirit and purpose of this Ordinance, and subject further to the conditions imposed therein, the following may be permitted:

a. Home occupation when said use is not in conflict with the overall residential character of the area, and subject to the following:

b. Not more than two (2) persons outside of residents of the dwelling unit shall be employed therein.

b. There shall be no exterior display other than one (1) non-illuminated name plate, which is not more than two (2) square feet in area which may be attached to the building.

c. No commodity other than that produced or processed on the premises shall be sold thereon.

d. The occupation shall not require the use of a vehicle requiring a commercial license.

e. Off-street parking requirements of Section 1404, shall be provided.

2. Nursery schools, day nurseries and child care centers; provided that for each child so cared for, there is provided and maintained a minimum of one hundred and fifty (150) square feet of outdoor play area. Such play space shall have a total minimum area of not less than five thousand (5,000) square feet and shall be screened from any adjoining lot in any residential district.

3. Public utility buildings, telephone exchange buildings, electric transformer stations and substations, and gas regulator stations when operation requirements necessitate the locating within the district in order to serve the immediate vicinity.

4. Temporary buildings and uses for construction purposes for a period not to exceed one (1) year.

5. Private, non-commercial recreational areas; institutional or community recreation centers; or non-profit swimming pool, all subject to the following restrictions:

a. Any use permitted herein shall be developed only on acreage of at least two (2) acres in area, and shall not be permitted on a lot or group of lots of record of less than 2 acres per lot.

b. The proposed site for any of the uses permitted herein shall have one property line abutting a major thorofare (Section Line Road of at least 120 feet of right-of-way), and the site shall be so planned as to provide ingress and egress directly onto said major thorofare.

c. Front, side, and rear yards shall be at least eighty (80) feet wide, and shall be landscaped in trees, shrubs and grass. All such landscaping and planting shall be maintained in a healthy, growing condition, neat and orderly in appearance.

d. Buildings erected on the premises shall not exceed one (1) story in height except where due to topography a lower level shall be permitted when said lower level is entirely below the grade of the major thorofare abutting the parcel in question.

e. All lighting shall be shielded to reduce glare and shall be so arranged as to reflect the light away from all residential districts.

f. Off-street parking shall be provided so as to accommodate at least one half of the member families and or individual members. By-Laws of the organization shall be provided to the Board of Appeals in order to establish the membership involved for computing parking requirements.

g. Wherever the parking plan is so laid out as to beam automobile headlights toward any residential land, an obscuring wall or fence four feet (4') in height shall be provided along that entire side of the parking area.

h. All parking areas shall be surfaced as required in Section 1205 of this Ordinance.

i. Buildings shall comply with the requirements of Section 1407.

j. Whenever a pool is involved, said pool area shall be provided with a protective fence six (6) feet in height and entry shall be provided by means of a controlled gate or turnstyle.

k. Where storm sewers are non-existent or capacity is not ample, adequate on site take-off facilities shall be provided and shall be reviewed and approved by the Township Engineer as being adequate.

l. The organization proposing any such use permitted in this Section 5 shall have at least two-thirds (2/3) of its membership composed of residents of the Township of Farmington.

6. The keeping of not to exceed the aggregate of one hundred (100) fowl or rabbits for use in premises provided same are properly housed in a sanitary manner and not less than one hundred (100) feet from the front lot line, not nearer than seventy-five (75) feet to any residential structure, and so confined as to not become a nuisance.

7. Private office for doctors or dentists, or similar professions, provided such offices are parts of dwelling units occupied by such doctors or dentists, or similar professional practices in any such office, and provided further that the lot to be built upon is located on a street designated as a major (at least 120' wide) thorofare or secondary (at least 86' wide) thorofare, or an expressway. The parking requirements as set forth in ARTICLE XIV shall be provided.

8. Private stable for not more than one (1) horse on a lot where said lot is not less than two (2) acres in area and provided further that for each additional horse stabled thereon one (1) acre of land shall be provided. In no instance shall a horse be tethered nearer than seventy-five (75) feet to any property line and shall in all instances be located in the rear yard.

SECTION 402. AREA AND BULK REQUIREMENTS:

See ARTICLE XIII "SCHEDULE OF REGULATIONS," limiting the height and bulk of buildings, and minimum size of lot by permitted land use.

ARTICLE V — RB TWO-FAMILY RESIDENTIAL DISTRICTS

The following regulations shall apply to all RB Districts and shall be subject further to the provisions of ARTICLE XIV "GENERAL PROVISIONS," and ARTICLE XV "GENERAL EXCEPTIONS."

SECTION 500. PRINCIPAL USES PERMITTED:

1. All principal and special approval uses permitted and as regulated in RA-1, RA-2, RA-3, and RA-4 One Family Residential Districts, except as hereinafter modified.

2. Two family dwellings.

3. Accessory buildings, provided that shall be located as required in ARTICLE XIV "GENERAL PROVISIONS."

4. Name plates and signs as provided in ARTICLE XIV "GENERAL PROVISIONS."

5. Automobile parking space to be provided as required in ARTICLE XIV "GENERAL PROVISIONS."

SECTION 501. AREA AND BULK REQUIREMENTS:

See ARTICLE XIII "SCHEDULE OF REGULATIONS," limiting the height and bulk of buildings, and the minimum size of lot by permitted land use.

ARTICLE VI — RC MULTIPLE FAMILY RESIDENTIAL DISTRICTS.

The following regulations shall apply to all RC Districts and shall be subject further to the provisions of ARTICLE XIV "GENERAL PROVISIONS" and ARTICLE XV "GENERAL EXCEPTIONS."

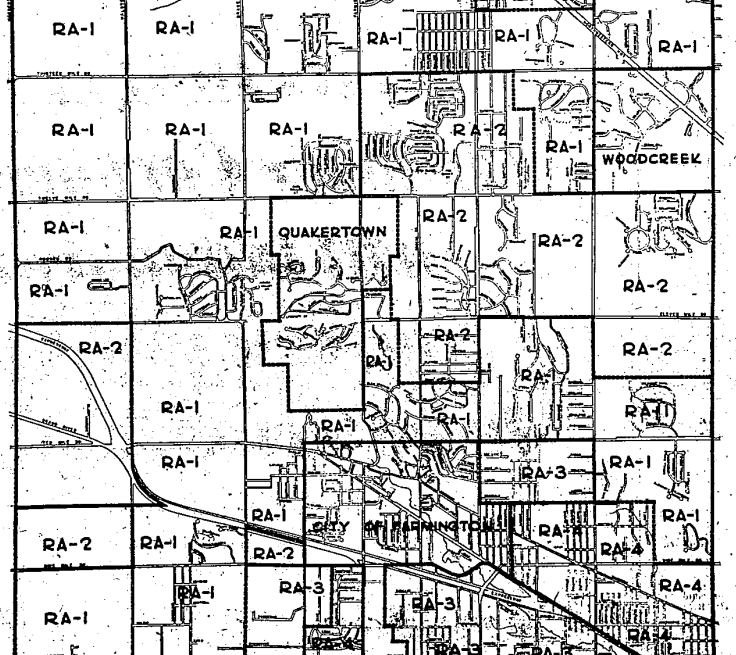
SECTION 600. PRINCIPAL USES PERMITTED:

1. All principal and special approval uses permitted, and as regulated in "RB" Two-Family Residential Districts, except as hereinafter modified.

2. Multiple Dwellings.
a. Row House
b. Terrace
c. Efficiency Apartments
d. Apartments

3. Hospital or clinic, except

(Continued on Page 8B)



RA-1 20,000 SQ. FT. MINIMUM AVERAGE (18,000 SQ. FT. SMALLEST LOT
RA-2 16,500 SQ. FT. MINIMUM AVERAGE (15,000 SQ. FT. SMALLEST LOT
RA-3 12,500 SQ. FT. MINIMUM LOT SIZE
RA-4 8500 SQ. FT. MINIMUM LOT SIZE

NOTE: FOR INDUSTRIAL & BUSINESS ZONING DISTRICTS SEE 'A' SECTION MAPS OF THE TWP.

RESIDENTIAL ZONING DISTRICTS

TOWNSHIP OF FARMINGTON

FARMINGTON TOWNSHIP PLANNING BOARD — VILICAN-LEMAN & ASSOCIATES PLANNING CONSULTANTS