

Section 4.5 Schedule of Area, Height and Placement

Regulations

The following regulations regarding lot sizes, yards, setbacks, lot coverage, structure size and densities apply within the zoning districts as indicated, including those “additional regulations” referred herein.

Zoning District	Minimum Acreage /Lot Size*		Maximum Building Height	Minimum Yard Setback Required			Maximum Lot Coverage Area as Percent of Lot
	Area	Width @ ROW	Feet	Front Yard	Side Yard	Rear Yard	GFC
A-2, General Agriculture District	10 acres	660 ft.	35	50 ft.	20 ft.	50 ft.	5%
I-1, Light Industrial	1 acre	150 ft.	50	75 ft.	20 ft.	50 ft.	55%

*Except as modified by the Regulation set forth below.

- A. No structure shall be erected, nor shall an existing structure be altered, enlarged or rebuilt, nor shall any open space surrounding any structure be encroached upon or reduced in any manner, except in conformity with the regulations hereby established for the district in which such structure is located except as otherwise permitted under Article 8 of this Ordinance. No portion of a lot used in complying with the provisions of this Ordinance for yards, lot area, occupancy, in connection with an existing or projected structure, shall again be used to qualify or justify any other structure existing or intended to exist at the same time except as otherwise permitted under Article 8 of this Ordinance.
- B. In all districts, minimum lot widths (as referenced herein) are required along the street right-of-way upon which the lot fronts. In the case of corner lots, minimum lot widths must be met along both street frontages. Where curvilinear street patterns or cul-de-sacs result in irregularly shaped lots with non-parallel side lot lines, no less than eighty (80) percent of the minimum lot width shall be required at the street right-of-way provided one hundred (100) percent of the minimum lot width is met at the building line.
- C. Minimum lot size (as referenced above) includes right-of-way.
- D. Except parcels 10-acres or more, all parcels created within the zoning jurisdiction of Bengal Township, to be buildable, shall not exceed the minimum depth to width ratio of four (4) to (one) 1 unless granted a variance from the Board of Appeals.
- E. Homestead Division. Notwithstanding the minimum lot size otherwise required for the General Agriculture District, a parcel containing a single-family residence that was constructed prior to the year 2017 must have a minimum lot size of 2 acres and a minimum lot width of one hundred and fifty (150) feet of frontage on a public road as measured at the right-of-way and must not exceed a lot width ratio of four (4) to one (1) so long as any remainder parcel conforms to all the requirements of the district.
- F. Accessory Lot. Notwithstanding the minimum lot size otherwise required for the General Agriculture District, a parcel of a lesser lot size may be created strictly for agricultural purposes; provided, however, that no structure containing sanitary facilities may be erected on such an Accessory Lot.