

## ZONING

### 490 Attachment 1

**RESIDENTIAL ZONING**  
**Schedule of District Regulations**  
**TOWNSHIP OF JEFFERSON**

[Amended 8-15-2001 by Ord. No. 21-01; amended at time of adoption of Code (see Ch. 1, General Provisions, Art. I)]

Zoning District	Minimum Lot Area	Minimum Lot Width (feet)	Setback, Principal Building			Maximum Building Height		Maximum Building Coverage	Maximum Lot Coverage	Maximum Infrastructure Disturbance	Maximum Lot Improvement Disturbance	Maximum Permitted Density
			Minimum Front Yard (feet)	Minimum Side Yard (feet)	Minimum Rear Yard (feet)	(Stories)	(Feet)					
RC Conventional	5 acres	200	75	35	100	2½	35	N/A	40% or 20,000 square feet <sup>1</sup>	70% of the gross tract area	40,000 square feet plus 10,000 square feet for each additional whole acre	1 unit/ 5 acres
Cluster	1 acre	200	75	35	100	2½	35	N/A	40% or 20,000 square feet <sup>1</sup>	70% of the gross tract area	50% or 20,000 square feet	1 unit/ 5 acres
<b>LLCOA is R-40, non-conforming, typical lot 10,000 sf.</b>												
R-40 Conventional	40,000 square feet	100	50	25	75	2½	35	15% or 10,000 square feet	25% or 20,000 square feet	10% of the entire tract	50% or 20,000 square feet	1 unit/acre
Cluster <sup>2</sup>	25,000 square feet	75	50	10 one, 20 total	35	2½	35	20% or 10,000 square feet	30% or 20,000 square feet	10% of the entire tract	50% or 20,000 square feet	1 unit/acre
R-30 Conventional	30,000 square feet	100	50	10 one, 30 total	35	2½	35	20% or 10,000 square feet	30% or 20,000 square feet	10% of the entire tract	50% or 20,000 square feet	1 unit/ 30,000 square feet
Cluster	20,000 square feet	75	50	10 one, 20 total	35	2½	35	25% or 10,000 square feet	30% or 20,000 square feet	10% of the entire tract	50% or 20,000 square feet	1 unit/ 30,000 square feet
R-10 <sup>4</sup>	5 acres	200	50	50	50	2½	35	20%	40%	N/A	N/A	4 units/acre
PARC <sup>3</sup>								25% of entire tract		N/A	N/A	450 total units of entire tract

NOTES:

- <sup>1</sup> Maximum building envelope size.
- <sup>2</sup> With both community sewage system and a community water system.
- <sup>3</sup> Development of the PARC shall be in accordance with Ordinance No. 18-03 (see also § 490-25, PARC Planned Adult Residential Community Zone).
- <sup>4</sup> See § 490-12E for regulations applicable to multifamily residence development, and see § 490-12F for regulations applicable to townhouse residence development.