

ZONING

430 Attachment 1

Table A
Township of Crescent

Permitted uses	A-1 Conservation	R-1 Residential	R-2 Residential	B-1 Business	B-2 Business	M-1 Light Industrial	M-2 Heavy Industrial
Open land recreation Parks Accessory uses	Single-family dwellings Parks, schools, churches Accessory uses Home occupations Group residence facilities ¹ Planned residential developments ²	Single-family dwellings Two-family dwellings Multiple-family dwellings Parks, schools, churches Accessory uses Home occupations Group residence facilities ¹ Planned residential developments ²	Single-family dwellings Two-family dwellings Multiple-family dwellings Parks, schools, churches Accessory uses Home occupations Group residence facilities ¹ Planned residential developments ²	Single-family dwellings Professional offices Public utility structures Churches Accessory uses Multiple-family dwellings Financial institution offices Mixed use Group residence facilities ¹ Boardinghouses ² Planned residential developments ³	Single-family dwellings Retail stores Financial institution offices Mixed use Multiple-family dwellings Group residence facilities ¹ Boardinghouses ² Planned residential developments ³ Integrated center	Light manufacturing Research laboratories Offices Warehousing Public utility structures Accessory uses Auto body repair Kennels	Light manufacturing Research laboratories Offices Warehousing Public utility structures Supply yards Construction activities Truck terminals Truck, bus, recreational vehicle and construction equipment service Repair garages Heavy manufacturing Accessory uses Kennels
Conditional uses	Single-family dwellings Two-family dwellings Multiple-family dwellings Cemeteries Group residence facilities ¹ Planned residential developments ² Communication towers ⁴	Public utility structures Cemeteries	Public buildings Public utility structures	Retail stores Kennels	Hotels Commercial recreation Eating and drinking places Gas station, auto repair Auto sales Kennels	Hotels Gas stations Eating and drinking places Industrial park Communication towers Truck terminals Truck, bus, recreational vehicle and construction equipment service Repair garages	Auto and scrap salvage Communication Towers
Minimum lot area	3 acres	7,500 square feet	7,500 square feet	7,500 square feet	7,500 square feet	20,000 square feet	20,000 square feet
Lot area per family	1 acre	7,500 square feet	1,500 square feet	---	---	---	---
Width (feet)	250	75	75	75	75	100	100
Front yard (feet)	50	25	25	25	25	50	35
Side yard (feet)	30	10	10	10	10	20	20
Rear yard (feet)	50	25	25	10	10	30	25
Height (feet)	25	25	25	45	45	45	45
Accessory use							
Side yard (feet)	10	5	5	5	5	20	20
Rear yard (feet)	10	5	5	5	5	50	25

NOTES:

1. "Group residence facility" is defined in § 430.06A. Group residence facilities are subject to the rules in § 430.02R, in addition to the other rules, requirements and restrictions in this chapter.
2. "Boardinghouse" is defined in § 430.06A. "Planned residential developments" are subject to Chapter 450.
3. "Planned residential development" is defined in § 430.04F. In addition, the following setbacks apply: width – 200 feet; front yard – 70 feet; side yard – 40 feet; rear yard – 50 feet.
4. Communication towers are subject to § 430.04F. In addition, the following setbacks apply: width – 200 feet; front yard – 70 feet; side yard – 40 feet; rear yard – 50 feet.

ZONING

430 Attachment 2

**Table A.1
Preexisting Nonconforming Lots; Relaxed Building Setbacks
Township of Crescent**

	Greater Than 75 Feet Wide	75 Feet Wide or Less	50 Feet Wide or Less
A-1, R-1			
Minimum lot area	—	—	—
Lot area per family (square feet)	—	—	—
Width	—	—	—
Front yard ¹ (feet)	25	15	10
Side yard ¹ (feet)	15	10	5
Rear yard ¹ (feet)	15	10	5
Accessory use			
Side yard (feet)	5	5	5
Rear yard (feet)	5	5	5
R-2			
Minimum lot area (square feet)	—	—	—
Lot area per family	1,500	1,500	1,500
Width	—	—	—
Front yard ¹ (feet)	25	15	10
Side yard ¹ (feet)	15	10	5
Rear yard ¹ (feet)	15	10	5
Accessory use			
Side yard (feet)	5	5	5
Rear yard (feet)	5	5	5
B-1			
Minimum lot area (square feet)	—	—	—
Lot area per family	—	—	—
Width	—	—	—
Front yard ¹ (feet)	25	15	10
Side yard ¹ (feet)	10	10	5

CRESCENT CODE

	Greater Than 75 Feet Wide	75 Feet Wide or Less	50 Feet Wide or Less
Rear yard ¹ (feet)	10	10	5
Accessory use			
Side yard (feet)	5	5	5
Rear yard (feet)	5	5	5
B-2			
Minimum lot area (square feet)	—	—	—
Lot area per family	—	—	—
Width	—	—	—
Front yard ¹ (feet)	25	15	10
Side yard ¹ (feet)	10	10	5
Rear yard ¹ (feet)	10	10	5
Accessory use			
Side yard (feet)	5	5	5
Rear yard (feet)	5	5	5

NOTE:

¹ The relaxed setbacks shown are permitted only for preexisting nonconforming lots in accordance with § 430.02Q.