

**SCHEDULE OF LIMITATIONS**  
**Township of Independence**  
 [Amended 12-28-1989 by Ord. No. 89-28; 7-29-1991; 7-8-1997 by Ord. No. 97-8;  
 10-14-1997 by Ord. No. 97-12; 10-13-1998 by Ord. No. 98-6]

Zone	Lot Size	Lot Width Measured at Setback (feet)	Front Yard Setback From Right-of-Way (feet)	Rear Yard (feet)	Side Yard (feet)	Building Height (feet) <sup>7</sup>	Minimum Unit Floor Area (square feet)	Maximum Lot Coverage	Gross Density Units per Acre
AR	10 acres	400	100	50	50	35 <sup>1</sup>	1,000		0.1
R-2	2 acres	200	65 <sup>4</sup>	50	30	35	1,000	10%	0.5
R-1	1 acre	150	50 <sup>4</sup>	30	30	35	1,000	10%	1.0
R-1/2	20,000 square feet	100	35	30	25	35	1,000	15%	0.46
R-3	3 acres	300	75	75	50	35	1,000	10%	0.333
R-4	4 acres	350	100	75	50	35	2,000	10%	0.25
PRD-4 PRD-IH PSCRD PRD-SC		See section 116-99.1 See section 116-99.2 See section 116-99.3 See section 116-99							
RM	10 acres	450	65 from public right-of-way, 30 from interior development roadway	60	60 from other structures	35	As provided in RM regulations	40%	8.0
B	1 acre	150	60 <sup>3</sup>	25	25	35	--	50%	--
COM/PROF	10 acres	400	150	75	75	35	--	50%	--
I	2 acres	250	75	50 <sup>2</sup>	75 <sup>2</sup>	35	--	30%	--
IL	5 acres	300	75	50	75	35	--	30%	--
O/IL	5 acres	300	75	50	75	35	--	50%	--
B/IL/WT	Same as for O/IL								
OR	3 acres	200	65 <sup>8</sup>	50	50 <sup>9</sup>	35	--	30%	--

**NOTES:**

- 1 Except for farms or public buildings.
- 2 Yards shall be 100 feet where property adjoins any R Zone.
- 3 Parking is permitted in the front yard.
- 4 [Amended 9-14-1999 by Ord. No. 99-4] Flag-shaped lots with minimum frontage of 40 feet are permitted, provided that:
  - (1) The interior portion of a flag lot in the R-1 Zone conforms to area, lot and yard requirements of the R-2 Zone and the interior portion of a flag lot in the R-2 Zone shall conform to the area, lot and yard requirements of the R-3 Zone.
  - (2) Minimum road frontage is 40 feet
  - (3) The flag staff shall not be less than 150 feet in length.
  - (4) Each flag lot shall have its own accessway, except that two adjoining flat lots may share the same roadway, provided that the total frontage is 80 feet.
  - (5) No more than two flagstaffs shall be located together.
  - (6) Except as hereinbefore provided, flagstaffs on the same side of the road shall not be less than 300 feet apart in the R-1 Zone and 400 feet apart in the R-2 Zone.
  - (7) No flag-shaped lots shall have their access from a cul-de-sac turnaround.
  - (8) The flag lot shall not hinder or impede access to adjacent properties or interfere with the circulation plan element of the Township or County Master Plan.
- 5 Development shall not exceed thirty-five thousand five hundred (35,500) square feet of usable floor space.
- 6 Front yard setback of sixty-five (65) feet applies to structures with no front yard parking. If front yard parking is provided, the parking space front yard is fifty (50) feet.
- 7 In all residential zones, not to exceed 24 feet from the finished grade of the structure to the eave of the roof surface, exclusive of chimneys, antennas and other similar fixtures.