

**MINIMUM LOT SIZES and SETBACKS for NON-PLANNED DISTRICTS** (updated frontage May 2015)

(Planned Residential setbacks are typically per plan)

	Flag only on CAD	Frontage	150	130	120	100	90	80	75	70	60	50/other
<b>Berkshire</b>												
A-1	5 acres	300	A	B	C D							
FR-1	1.95 acre	<2 - 150 2-3 - 175 3-4 - 200 4-5 - 250 5+ - 300		A	D	B	C					
<b>Berlin</b>												
A-1	5 acres	300	A	A	B	C						
FR-1	1 acre	See Berkshire	A	A	B	C						
R-2*	20,000 sf		A	A			B			C		
R-3*	20,000 sf		A	A			B			C		
<b>Brown</b>	No Flags CAD only by BZA											
FR-1	2 acres	<2 - 200 2-3 - 225 3-4 - 250 4-5 - 300 5+ - 350	A	A			BC					
R-2*	20,000 sf.		A	A					B		C	
R-3*	SF 10,000 sf MF 6,000 sf		A	A							BC	
<b>Concord</b>												
FR-1	1.5 acres	<5 - 200, 5+ - 300	A	A			BC					
R-2*	29,000 sf		A	A			B				C	
R-6*	4 du/ac		A	A			BC					
<b>County (Mar, Rad, Tho)</b>	No back-to-back flags											
FR-1	1.951 acres	See Berkshire	A	A			BC					
R-2*	20,000 sf		A	A					B		C	
R-3*	SF 10,000 sf MF 6,000 sf.		A	A							BC	
<b>Delaware</b>												
FR-1	1 acre	See Berkshire	A	A			BC					
R-2*	20,000 sf		A	A					B		C	
<b>Genoa</b>	No back-to-back flags											
RR	2 acres	150							<2000 ADT, then 50'			
SR	20,000 sf. reduced to 15,000 sf. on lots under 25 acres and under certain conditions.	85										50', under certain conditions may be reduced to 25'
<b>Harlem</b>	No back-to-back flags		150	130	120	100	90	80	75	70	60	50/other
AR-1	5 acres	300	A	A			BC					
FR-1	2 acres	See Berkshire	A	A			BC					
R-2*	1 acre	150	A	A			BC					
<b>Kingston</b>												
FR-1	1.951 acres	See Berkshire	A	A			BC					
<b>Liberty</b>												
FR-1	1 acre	See Berkshire	A	A			BC					
R-3*	20,000 sf.	<1 - 100 1+ see above	A	A							BC	
<b>Orange</b>												
A-1	5 acres							A		B	CD	
FR-1	1 acre	See Berkshire					A			B	CD	
R-2*	20,000 sf.	<1 - 100 1+ see above					A			B		C=45, D=30
R-3*	15,000 sf.	<1 - 75 1+ see above					A			B		C=30, D=30
<b>Oxford</b>	No flags											
A-1	5 acres			A			BC					
FR-1	2 acres	2-3 - 225, 3-4 - 250, 4-5 - 300, 5-6 - 350, 6-7 - 400, 7-8 - 450, 8-9 - 500, 9-10 - 550, 10+ - 600		A			BC					
R-2*	20,000 sf,	<1 - 100, or above	A	A					B		C	
R-3*	10,000 single, 6,000 mf	<1 - 75, or above	A	A					BC			
<b>Porter</b>	No back-to-back flags											
A-1	2 acres	400				105						
R-1	2 acres	2-3 - 225, 3-4 - 250 4-5 - 275, 5+ - 300				105						
PRD*	20,000 sf,	100										45, unless ROW is less than 60, then 75
<b>Scioto</b>			150	130	120	100	90	80	75	70	60	50/other
FR-1	1 acre	See Berkshire	A	A			BC					
A-1	5 acres	300	A	A			BC					
<b>Trenton</b>	No flags											
FR	5 acres (with farm village cond. use 15,000 sf)	300							All			
RR	3 acres	250							All			
<b>Troy</b>												
FR-1	1 acre	2-3 - 150 3-4 - 175 4-5 - 225 5+ - 300	A	B		C	D					

\*with central water and sewer. If not, then same as FR-1 or comparable district.

1.95 acres=85,000 sf. 1 acre=43,560 sf. .5=21,780 sf. .459=20,000 sf. .344=15,000 sf. .25=10,890 sf. .229=10,000 sf. .115=5,000 sf.