

Dalton Township Minimum Requirement for Lot Size & Setbacks

Agricultural/Resource Conservation

1. Minimum lot area – 5 acres
2. Min. lot width – 250 feet
3. Max lot coverage – 10%
4. Max bldg height – 2.5 stories or 35 feet, whichever is less
5. Front yard setback – 50 feet
6. Side yard setback – 25 feet
7. Rear yard setback – 50 ft min.
8. Min floor area – 1,000 sq feet & a min. core area of living space measuring at least 20 x 20 ft. in size.

R-1 Low Density Residential

1. Minimum lot area – 1 acre
2. Min lot width – 150 feet
3. Max lot coverage – 15%
4. Max bldg ht – 2.5 stories or 35 feet, whichever is less
5. Front yard setback – 40 feet
6. Side yard setback – 15 feet
7. Rear yard setback – 30 feet
8. Minimum floor area -1000 sq. ft. & a min. core living space of 20 by 20 feet in size.

C-1 Neighborhood Commercial

1. Minimum lot area – 20,000 sq. ft.
2. Maximum lot area – one acre
3. If served by sewer – min. lot size is 15,000 sq. ft.
4. Min. lot width – 100 feet
5. Max bldg ht – 2.5 stories or 35 feet,
6. Max lot coverage – 60%
7. Front yard setback – 50 feet
8. Side yard setback – 25 feet
9. Rear yard setback – 40 feet

R-2 Medium Density Residential

1. Minimum lot area – 1 acre
2. If served by water & sewer and part of a subdivision, site condo, or PUD – min lot size shall be 10,000 sq. ft.
3. Min lot width – 110 feet
4. Max lot coverage – 25%
5. Max bldg ht – 2.5 stories or 35 feet, whichever is less
6. Front yard setback – 40 feet
7. Side yard setback – 15 feet
8. Rear yard setback – 25 feet
9. Minimum floor area -1000 sq ft & a min. core living space of 20 by 20 feet in size
10. Any subdivision, site condo, or multi-family dwelling located in this district shall be connected to public sewer and water.

C-2 Regional Commercial

1. Minimum lot area – 20,000 sq. ft.
2. If connected to pub. Sewer – min lot size is 15,000 sq. ft.
3. Min. lot width – 100 feet.
4. Max lot coverage – 60%
5. Max bldg. height – 2.5 stories or 35 ft, whichever is less.
6. Front yard setback – 40 feet.
7. Side yard setback – 20 feet.
8. Rear yard setback – 25 feet.

RM – Manufactured Home District – outside of a Man. Home park.

1. Min. lot size - 20,000 sq. ft.
2. Min. lot width – 75 feet
3. Max lot coverage – 25%
4. Front yard setback – 40 feet
5. Side yard setback – 15 feet
6. Rear yard setback – 25 feet
7. Min. floor area – 760 sq. ft. with a min. core living area in accordance to Section 4.12 of the Zoning Ordinance.

D-1 Industrial District

1. Min. lot area – 40,000 sq. ft.
2. Min lot width – 200 ft.
3. Max lot coverage – 35%
4. Front yard setback – 70 feet
5. Side yard setback – 30 feet.
6. Rear yard setback – 30 feet.

**Waterfront setback is 100 feet in any district.

*Accessory buildings shall have a max building height of 24 feet. Setbacks for Acc. Bldgs is 6' from rear & side yards – measured from eaves; in C1, C2, and D1, Acc. Bldgs over 200 sq. ft, have different setbacks.

REVISED: 2-4-2016