

**Brimfield Township
Appendix D**

SCHEDULE OF RESIDENTIAL ZONING DISTRICTS¹

	Open Space Conservation District	Rural Residential District	R-1 Residential District	R-2 Residential District	R-3 Residential District	R-4 Residential District
Minimum Lot Size ²	5.0 acres	3.0 acres	1.5 acres	1.0 acres	0.5 acres	10,890 square feet
Minimum Density of Use	single-family dwelling unit	single-family dwelling unit	single-family dwelling unit	single-family dwelling unit	single-family dwelling unit	single-family dwelling unit
Minimum Lot Width	300 feet	250 feet	150 feet	125 feet	100 feet	80 feet
Minimum Lot Frontage	300 feet	250 feet	150 feet	125 feet	100 feet	80 feet
On cul de sac	100 feet	100 feet	60 feet	60 feet	50 feet	
Minimum Front Setback from R-O-W	100 feet	50 feet	50 feet	50 feet	50 feet	50 feet
Minimum Rear Setback						
1. Adjacent to lots non-residential use	50 feet	25 feet	25 feet	25 feet	25 feet	25 feet.
2. Adjacent to a residential use	50 feet	25 feet	25 feet	25 feet	25 feet	25 feet
Minimum Side Yard Setback						
1. Adjacent to a non-residential use	25 feet each side	15 feet each side	15 feet each side	15 feet each side	15 feet each side	12 feet each side
2. Adjacent to a residential use	25 feet each side	15 feet each side	15 feet each side	15 feet each side	15 feet each side	12 feet each side
Lot Width to Depth Ratio		1:4.5	1:4.5	1:4.5	1:4.5	1:4.5
Maximum Impervious Surface Area	20%	20%	30%	40%	40%	50%

¹ All the information listed on this Table has to do with the minimum requirements for a single-family residential dwelling. For additional information refer to the Zoning District's specific requirements listed in Chapter 3 of this Resolution.

² Exclusive of road right-of-way.

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Appendix D**

SCHEDULE OF MIXED-USE (RESIDENTIAL/COMMERCIAL) ZONING DISTRICTS³

	Residential Office District	Town Center District	Integrated Commercial District
Residential Use 1. Minimum Lot Size ⁴ 2. Minimum Density of Use	0.5 acres 2 apartments, if part of commercial building	0.25 acres Per any type of dwelling unit, unless otherwise stated	0.25 acres on 1/4 of site Per any type of dwelling unit, unless otherwise stated
Commercial Use 1. Minimum Lot Size ⁵ 2. Maximum Intensity of Use	0.5 acres Can not exceed 3,000 square feet of total floor area per building	No minimum lot size Can not exceed 6,000 square feet of total floor area per 20,000 square feet of lot area	20,000 square feet No maximum requirements established
Minimum Lot Width	100 feet	60 feet	100 feet
Minimum Lot Frontage	100 feet	60 feet	100 feet
On cul de sac	60 feet	60 feet	60 feet
Minimum Front Setback from R-O-W	35 feet	20 feet	40 feet
Minimum Rear Setback 1. Adjacent to non-residential use 2. Adjacent to a residential use	25 feet 25 feet	25 feet 25 feet	25 feet 35 feet
Minimum Side Yard Setback 1. Adjacent to a non-residential use 2. Adjacent to a residential use	12 feet each side 25 feet each side	10 feet each side 20 feet each side	12 feet each side 35 feet each side
Lot Width to Depth Ratio	1:4.5	1:4.5	1:4.5
Maximum Impervious Surface Area	50%	50%	90%

³ All the information listed on this Table has to do with the minimum requirements for a commercial use, unless otherwise stated. For additional information refer to the Zoning District's specific requirements listed in Chapter 3 of this Resolution.

⁴ Exclusive of road right-of-way.

⁵ Exclusive of road right-of-way.

**Brimfield Township
Appendix D**

SCHEDULE OF COMMERCIAL ZONING DISTRICTS⁶

	General Commercial District	Highway Commercial District	Office Research District
1. Minimum Lot Size ⁷ 2. Maximum Intensity of Use	1.0 acre No maximum requirements established	1.0 acre No maximum requirements established	20,000 square feet No maximum requirements established
Minimum Lot Width	100 feet	100 feet	100 feet
Minimum Lot Frontage	100 feet	100 feet	100 feet
On cul de sac	60 feet	60 feet	60 feet
Minimum Front Setback from R-O-W	50 feet	50 feet	40 feet
Minimum Rear Setback			
1. Adjacent to non-residential use	30 feet	30 feet	12 feet
2. Adjacent to a residential use	40 feet	40 feet	20 feet
Minimum Side Yard Setback			
1. Adjacent to a non-residential use	12 feet each side	12 feet each side	12 feet each side
2. Adjacent to a residential use	20 feet each side	20 feet each side	20 feet each side
Lot Width to Depth Ratio	1:4.5	1:4.5	1:4.5
Maximum Impervious Surface Area	80%	80%	80%

⁶ All the information listed on this Table has to do with the minimum requirements for a commercial use, unless otherwise stated. For additional information refer to the Zoning District's specific requirements listed in Chapter 3 of this Resolution.

⁷ Exclusive of road right-of-way.

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SCHEDULE OF INDUSTRIAL ZONING DISTRICTS⁸

	Light Industrial District	Heavy Industrial District
1. Minimum Lot Size ⁹ 2. Maximum Intensity of Use	0.5 acre No maximum requirements established	1.0 acre No maximum requirements established
Minimum Lot Width	100 feet	100 feet
Minimum Lot Frontage	100 feet	100 feet
On cul de sac	60 feet	60 feet
Minimum Front Setback from R-O-W	50 feet	50 feet
Minimum Rear Setback		
1. Adjacent to non-residential use 2. Adjacent to a residential use	25 feet 75 feet	25 feet 100 feet
Minimum Side Yard Setback		
1. Adjacent to a non-residential use 2. Adjacent to a residential use	25 feet each side 75 feet each side	25 feet each side 100 feet each side
Lot Width to Depth Ratio	1:4.5	1:4.5
Maximum Impervious Surface Area	80%	80%

⁸ All the information listed on this Table has to do with the minimum requirements for an industrial use, unless otherwise stated. For additional information refer to the Zoning District's specific requirements listed in Chapter 3 of this Resolution.

⁹ Exclusive of road right-of-way.