

Section 3.6 Site Development Requirements of Zoning Districts

A. Compliance: All land uses shall comply with the site development requirements of the District in which it is located, as delineated in Table 3-4, in addition to all other applicable site development and other provisions of this Ordinance including, but not limited to:

1. Article 7: Standards and Regulations for Specific Land Uses.
2. Article 9: Signs.
3. Article 10: Off-Street Parking and Loading.
4. Article 11: Landscaping and Screening.
5. Article 12: Environmental Standards.
6. Article 13: Access and Private Roads.
7. Article 20: Supplemental Provisions.

B. Shared Compliance Prohibited: No part of a setback area, yard, or other open space required about or in connection with any use, building or structure, for the purpose of complying with this Ordinance, shall be included as part of a setback area, yard, or other open space similarly required for any other use, building or structure.

C. Setback and Lot Reductions: No setback area or lot existing at the time of adoption of this Ordinance shall be reduced in dimension, frontage or area below the minimum requirements set forth herein. Yards or lots created after the effective date of this Ordinance shall meet at least the minimum requirements established herein, including area, frontage and lot width. No lot shall be divided, split, or subdivided unless said action meets this Ordinance and all other applicable Township ordinances.

D. Lot Modifications: No portion of one lot shall be used in the creation of another lot unless each lot resulting from each such reduction, division, alteration, or sale, shall conform to all of the requirements established herein. No lot or other area shall be further reduced if already less than the minimum requirement. See also Section 20.24.

E. Submerged Lands: Property and bottomlands located under a lake or stream shall be excluded from lot area or dimension calculations for purposes of determining minimum lot area and dimension requirements pursuant to this Ordinance.

F. Land in Right-Of-Ways and Easements: Lands located within a public street right-of-way, private road easement or access easement or right-of-way shall be excluded from lot area or lot dimensions for purposes of determining minimum lot area, lot frontage, lot width and other dimension requirements of this Ordinance.

G. More Stringent Requirements: Wherever any provision of this Ordinance imposes more stringent requirements, regulations, restrictions or limitations than are imposed or required by the provisions of any other law or ordinance, the provisions of this Ordinance shall govern. Whenever the provisions of any other law or ordinance impose more stringent requirements than are imposed or required by this Ordinance, the provisions of such law or ordinance shall govern.