

**ANTWERP TOWNSHIP
MINIMUM SIZES, FRONTAGES, AND SETBACKS**

(Note: All residential districts allow density bonuses for clustering the development)

****SUBDIVISION SETBACKS MUST ADHERE TO DEED RESTRICTIONS IN PLACE AT THE TIME
OF FINAL SUBMISSION OF SAID SUBDIVISION**

	Agriculture & Open Space Residential District (AG)	Rural Residential District (R-1)	Single-Family Residential District (R-2)	Single-Family & Multiple Family Residential District (R-3)	Commercial District (C)	Industrial District (I)	Red Arrow/M40 Commercial Overlay District (Commercial uses only) (CO)	Environmental Buffer Overlay (EB)
Minimum Lot Size	1 acre for 3 splits ⁽¹⁾ 4 acres for additional	1 acre	30,000 ⁽²⁾	20,000 ⁽³⁾	See footnote ⁽⁴⁾	10 acres	See footnote ⁽⁴⁾	
Minimum Frontage	175 feet	175 feet	100 feet ⁽²⁾	100 feet ⁽²⁾	See footnote ⁽⁴⁾	See footnote ⁽⁴⁾	See footnote ⁽⁴⁾	
Minimum Front Setback	60 feet *	50 feet *	40 feet *	40 feet *	20 feet ^{*(6)}	150 feet *	20 feet ^{*(6)}	
Minimum Rear Setback	20 feet	20 feet	15 feet	15 feet	15 feet	50 feet	15 feet	
Minimum Side Setback	20 feet	20 feet	15 feet	15 feet	15 feet	30 feet	15 feet	
Minimum Dwelling Size	1000 sq. ft.	1000 sq. ft.	1000 sq. ft.	800 sq. ft. (first floor) ⁽³⁾	N/A	N/A	N/A	
Maximum Depth to Frontage	4:1	4:1	4:1	4:1	4:1	4:1	4:1	4:1
Maximum Building Height	2 ½ stories or 30 feet	2 ½ stories or 30 feet	2 ½ stories or 30 feet	2 ½ stories or 30 feet	30 feet	45 feet	30 feet	

Footnotes:

- (1) See 15.02 for lots splits in excess of 3
- (2) See 15.04 for minimums with public utilities
- (3) See 15.04 for Duplex and Multifamily minimums
- (4) Minimum lot size/frontage dependent on space required to meet site design requirements
- (5) Refer to Article XIV
- (6) May be decreased as compensation for parking in rear of property

*** Front setback measurement begins from road right-of-way.**