

Example of a residential plot plan required by Chippewa Township for zoning certificate, variance etc. This is an example only, you may use your own format as long as required information is shown.

Must be legible and drawn to scale (not less than 1"=100'), property owner must supply all dimensions and is responsible for accurate information provided on the plot plan.

Measurements must be provided, guessing at dimensions is not acceptable.

**WORK MAY NOT BEGIN UNTIL THE BUILDING IS STAKED & VIEWED BY THE ZONING INSPECTOR, AND THE PROPERTY CORNERS MUST BE FLAGGED.**

Acceptance by the zoning inspector does not relieve the property owner of any errors later found, as the zoning inspectors information for the viewing is limited to that provided by the owner. Therefore any misinformation or erroneous information is solely the liability of the owner.

**ARTICLE VIII  
YARD AND AREA REGULATIONS FOR RESIDENTIAL USES**

**Section 8.01 Yard Requirements**

The following table establishes yard and lot coverage requirements for all uses permitted in residential districts. All dimensions in feet unless otherwise specified.

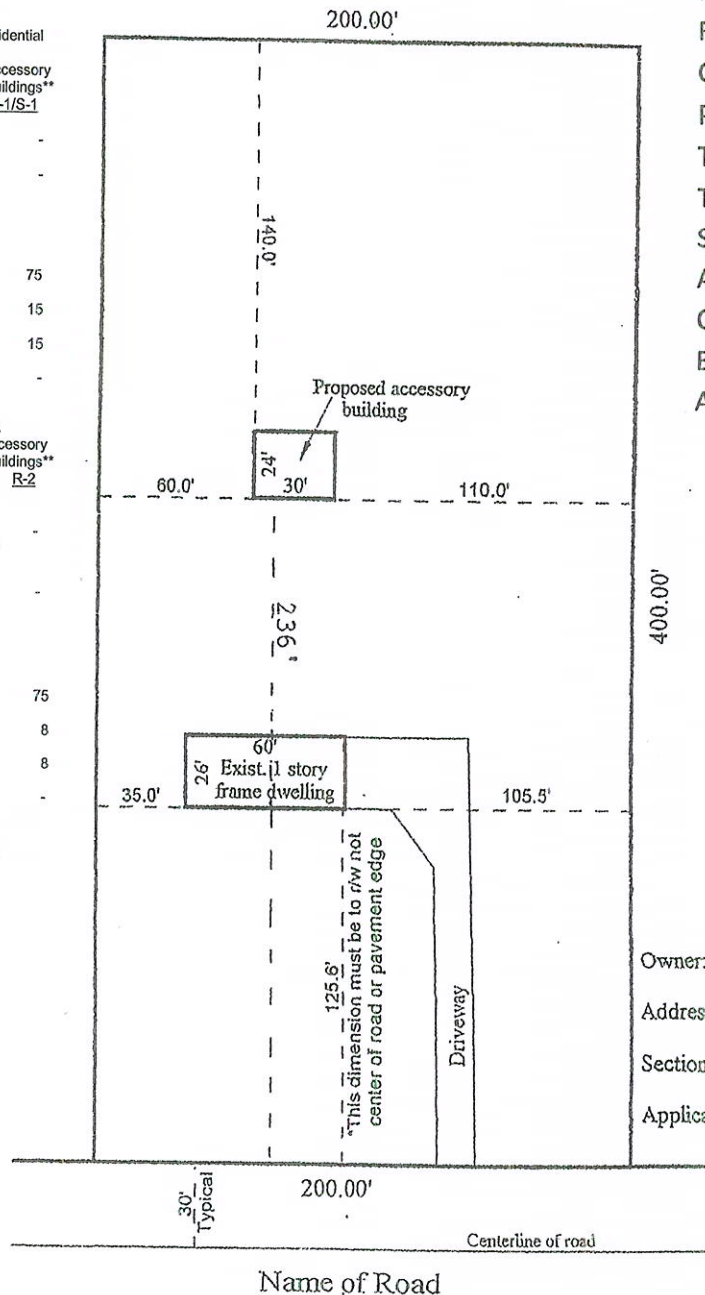
	Individual Sewage Disposal Systems			Accessory Buildings** R-1/S-1
	S-1 (1 family) 1.5 acres	R-1 (2 family) 3 acres	R-1 (2 family) 3 acres	
MINIMUM LOT AREA	5 acres			-
MINIMUM LOT WIDTH AT BLDG. LINE	250	140	200	-
MINIMUM FRONTAGE ON PUBLIC R.O.W.	250	140	200	-
MINIMUM FRONTAGE ON CUL-DE-SAC	60	60	60	-
MINIMUM DEPTH OF FRONT YARD	75	75	75	75
MINIMUM DEPTH OF REAR YARD	60	60	60	15
MINIMUM SIDE YARD WIDTHS	25	25	20	15
MINIMUM SUM OF SIDE YARDS	50	50	40	-

For parcels one and one half (1 1/2) acres, and including five (5) acres:  
No lot shall exceed three and one-half (3 1/2) foot of depth for each one (1) foot of frontage.  
Cul-de-sac parcels shall have a maximum (3 1/2) feet in depth, to every (1) foot of average width.

	Group Sewage Disposal System			Accessory Buildings** R-2
	R-2 (1 family) 15,000 sq. ft.	R-2 (2 family) 22,000 sq. ft.	R-2 (3 or more family) 15,000 sq. ft. for first dwelling unit plus 5,000 sq. ft. for each additional unit	
MINIMUM LOT AREA	15,000 sq. ft.	22,000 sq. ft.	15,000 sq. ft. for first dwelling unit plus 5,000 sq. ft. for each additional unit	-
MINIMUM LOT WIDTH AT BLDG. LINE	75	100	125	-
MINIMUM FRONTAGE ON PUBLIC R.O.W.	75	100	125	-
MINIMUM FRONTAGE ON CUL-DE-SAC	60	60	60	-
MINIMUM DEPTH OF FRONT YARD	60	60	60	75
MINIMUM DEPTH OF REAR YARD	40	40	40	8
MINIMUM SIDE YARD WIDTHS	8	12	12	8
MINIMUM SUM OF SIDE YARDS	16	24	24	-

For parcels one and one half (1 1/2) acres, and including five (5) acres:  
No lot shall exceed three and one-half (3 1/2) foot of depth for each one (1) foot of frontage.  
Cul-de-sac parcels shall have a maximum (3 1/2) feet in depth, to every (1) foot of average width.

\*\*Provided however that no accessory building shall be located closer to any street right-of-way than the main bldg. on the lot.



DRIVEWAY CULVERT  
PERMIT IS NEEDED  
FOR NEW  
CONSTRUCTION,  
PLEASE CONTACT  
THE CHIPPEWA  
TOWNSHIP ROAD  
SUPERINTENDENT  
AT 330-658-8249  
OR WAYNE COUNTY  
ENGINEER  
AT 330-287-5500

Owner: \_\_\_\_\_  
Address: \_\_\_\_\_  
Section: \_\_\_\_\_ Quarter: \_\_\_\_\_  
Application No. \_\_\_\_\_