

Even though these lots have been given a new designation, they remain zoned R-1. Except for those standards that have been modified or replaced by the language provided below, all other standards applicable to the R-1 district shall remain in place (e.g. parking, fencing, etc.) [Amended by Ord. No. 125, eff. Oct. 30, 2006]

C. Uses.

1. All permitted uses provided in Section 5.02 shall be permitted in NCR-1 areas.
2. All accessory structures / uses permitted in Section 5.03 shall be permitted in NCR-1 areas.
3. All special land uses listed in Section 5.04 shall be permitted in NCR-1 areas following issuance of a special land use permit that has been recommended by the Planning Commission and approved by the Township Board, subject, however, to the applicable general and specific standards in Article 19.

[Amended by Ord. No. 125, eff. Oct. 30, 2006]

D. Development Standards.

The following development standards are a requirement for approval of development of NCR-1 lots.

1. Density, height, bulk, and coverage requirements shall be based on the following table. Differentiation between the three designations within the NCR-1 classification (NCR1-A, NCR1-B, and NCR1-C) shall be based solely on the net lot area and used strictly for allocating these different standards.

Designations	Net Lot Area	Minimum Yard Setbacks			Max. Building Height		Max Lot Coverage (b)
		Front Yard	Side Yard	Rear Yard	Feet	Stories	
NCR1-A	9,999 sq. ft. or less	Lesser of 30' or (a)	10'	30'	18'	1 ½	20%
NCR1-B	10,000 sq. ft. to 14,999 sq. ft.	Lesser of 30' or (a)	10'	30'	20'	1 ½	20%
NCR1-C	15,000 sq. ft. to 19,999 sq. ft.	Lesser of 30' or (a)	10'	30'	22'	2	25%

(a) or (b) Footnotes. See a. and b. below.

(a) Front Yard Setback.

In lieu of complying with the fixed front yard setback requirements of Section 14.02, buildings and structures with NCR-1 designations must be setback from the property line a distance equal to the average front yard setback of the nearest two lots on either side of the subject lot or 30 feet, whichever is less. When the lot is a corner lot or adjacent to a corner lot, the average setback will be computed based on the nearest two lots on either side of the structure that fronts on the same street, even if one of those structures is across a street.