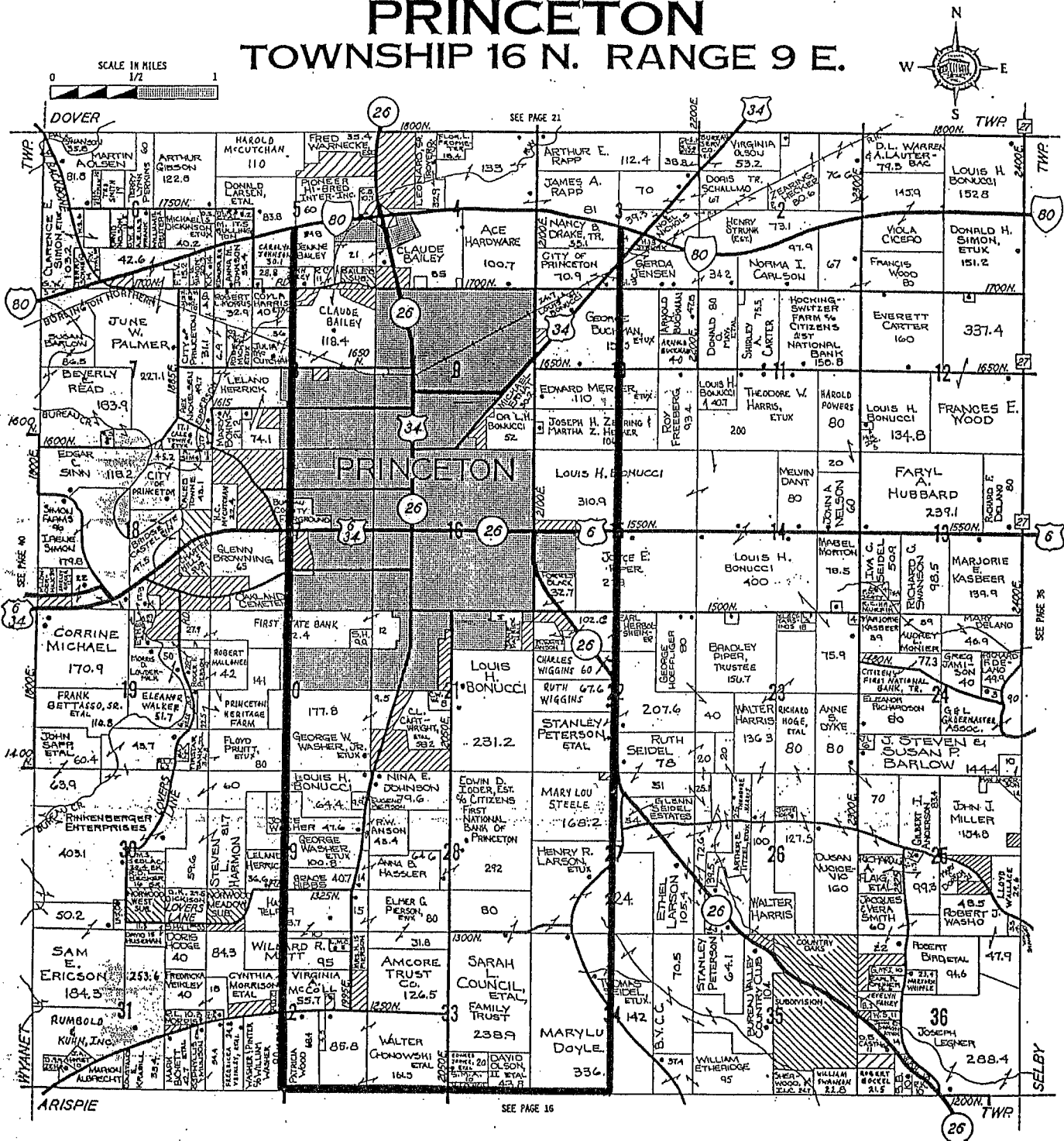


**APPENDIX  
REFERENCE MATERIALS**



# PRINCETON TOWNSHIP 16 N. RANGE 9 E.



Drainage and water problem area where a building permit may not be issued until going before the Bureau County Regional Planning Commission.

## Bureau County Setback Requirements

	A G R I C U L T U R E	R R E S C O R E T A I N O N	R U R A L E S T A T E	R E S I D E N T I A L 1	R E S I D E N T I A L 2	R E S I D E N T I A L 3	B U S I N E S S 1	B U S I N E S S 3	M A N U F A C T 1	M A N U F A C T 2
Lot Area Square Feet	---	20,000	---	10,000	7,500	15,000	---	---	1 acre	2 acres
Minimum Front Yard From Right-Of-Way	50'†	50'	50'	25'	25'	20'	10'	50'	60'** 120'	50'* 70'
Minimum Rear Yard	30'†	50'	30'	30'	30'	20'	---	20'	20'	20'
Minimum Side Yard	30'†	20'	30'	10'	10'	20'	---	10'	20'	20'
Width at the Building Line	---	100'	200'	75'	60'	80'	---	---	150'	200'
Minimum Front Setback From Right-Of-Way	50'	50'	50'	15'	15'	20'	***	***	***	***
Maximum Building Height	---	35'	35'	35'	35'	55'	30'	30'	35'	35'
Maximum Area of Building Coverage	---	30%	30%	30%	30%	50%	---	---	50%	50%
Minimum Floor Area in Square Feet	---	725'	725'	725'	725'	500'	---	---	---	---
Maximum Accessory Building Height	---	20'	20'	20'	20'	20'	---	---	---	---
Maximum Area Used Accessory Building	---	30%	30%	30%	30%	30%	---	---	---	---
Minimum Feet to Lot Line Accessory Building	30'†	10'	30'	5'	5'	5'	---	---	---	---
Mobile Homes Permitted	Yes	Yes	No	No	Yes	No	No	No	No	No
Building Permit Required	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Corner Lot	---	50'	50'	25'	25'	20'	---	---	---	---

\*Front 50', except 70' when adjoining residential district.

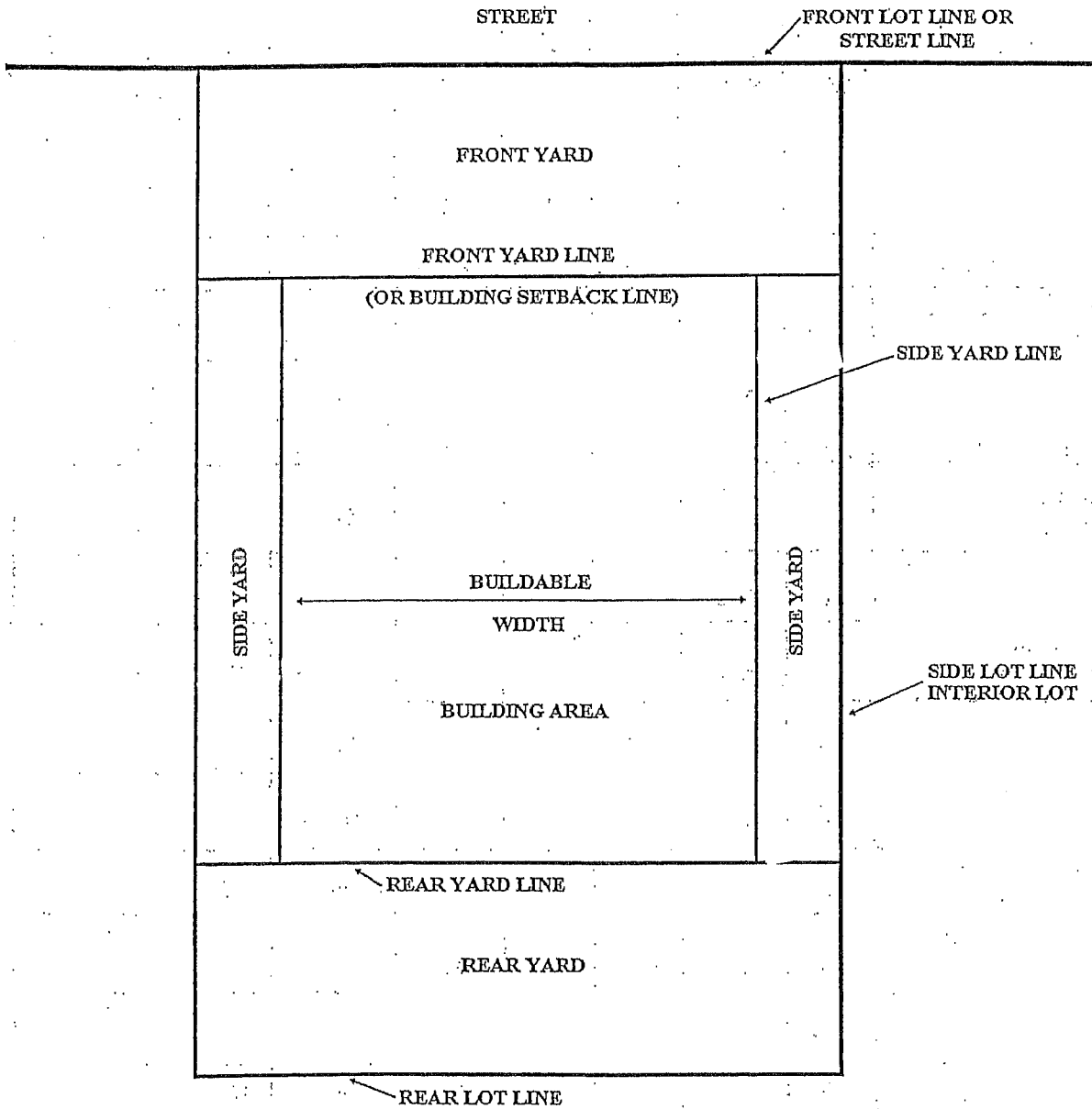
\*\* Front 60', except 120' when adjoining residential district.

\*\*\* Depth of front yards may be reduced to the average of the existing front yards of the adjacent buildings on either side, but in no case less than 15' in any residential district except where adjoining businesses in developed business districts are flush with the sidewalk.

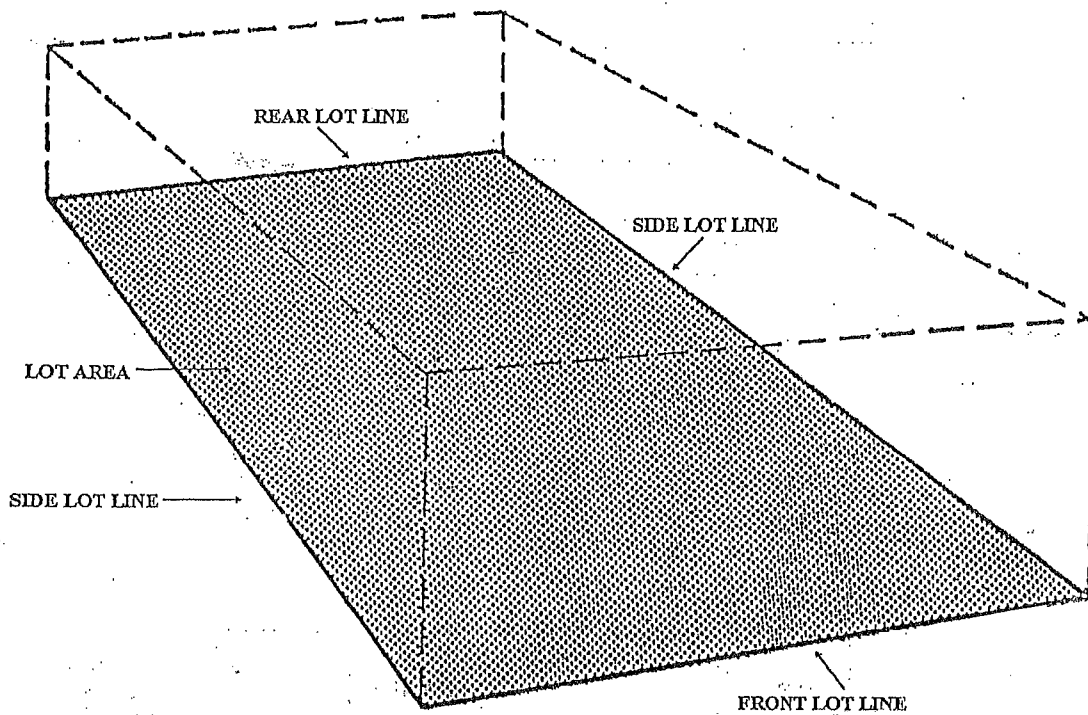
† Or 1' for each foot of building height, whichever is greater, except when contiguous to school, church, etc.

EXAMPLE OF A STANDARD LOT

LENGTH IN FEET X WIDTH IN FEET = TOTAL SQUARE FOOTAGE

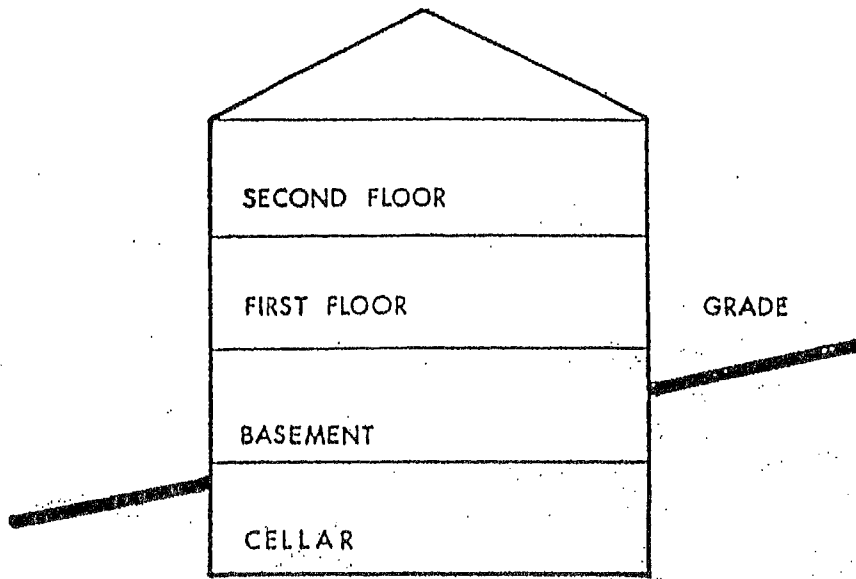


1 - SETBACKS AND YARDS - INTERIOR LOT

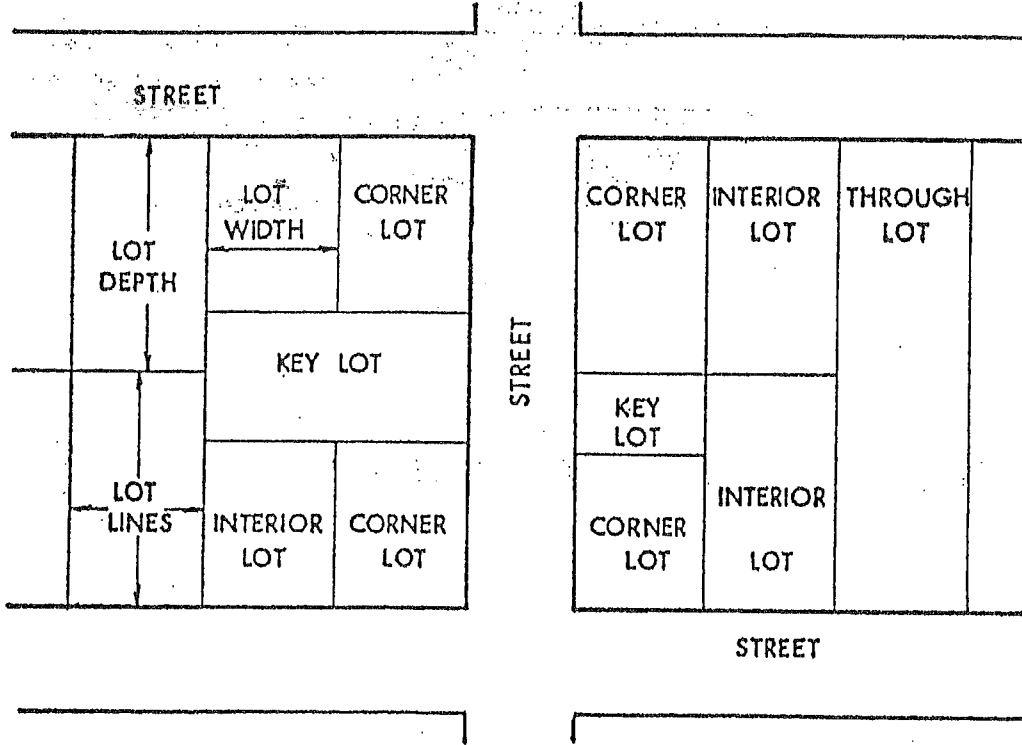


**WIDTH x DEPTH = LOT AREA**

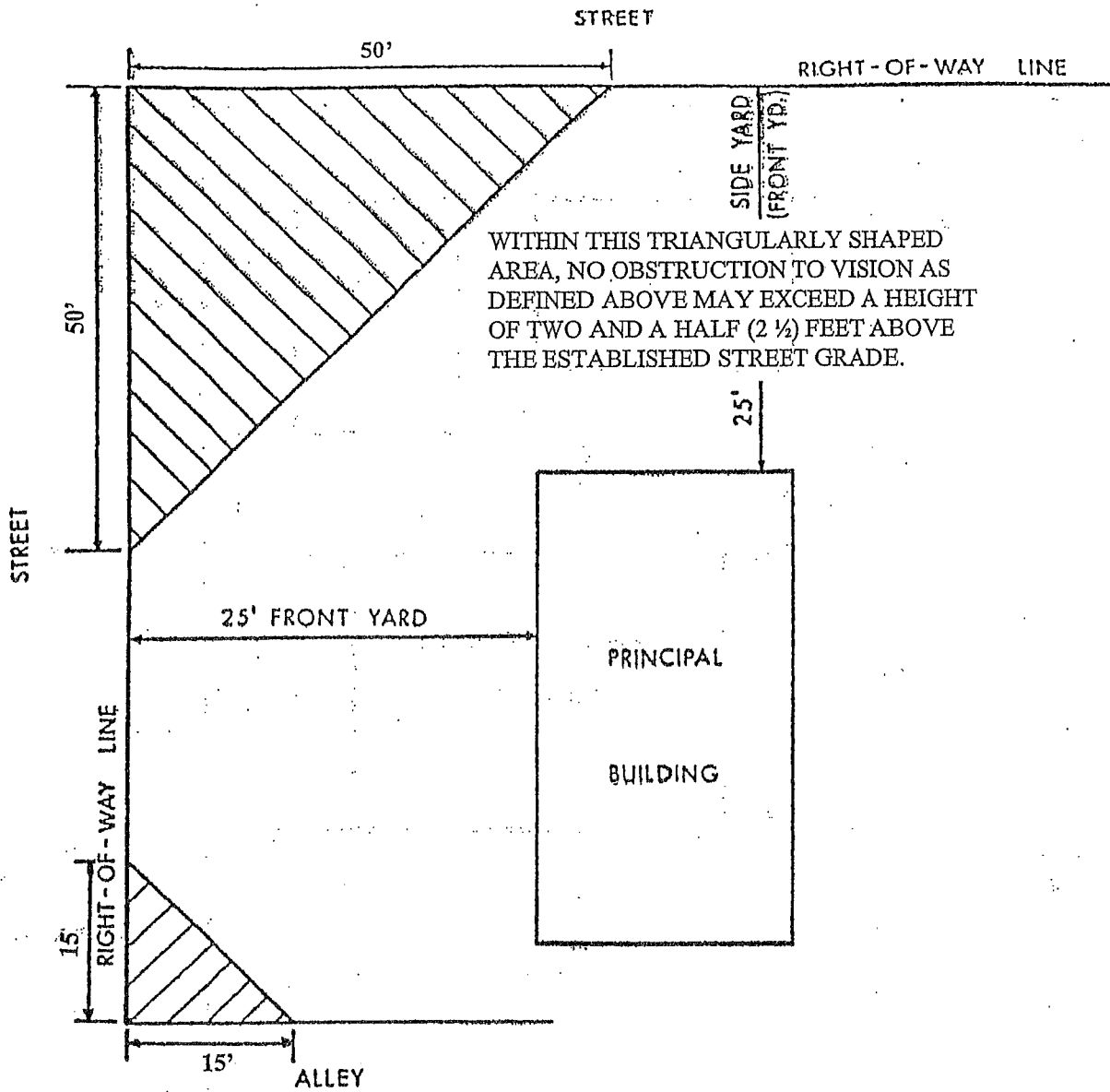
**2 - LOT AREA**



**FLOOR LEVELS**

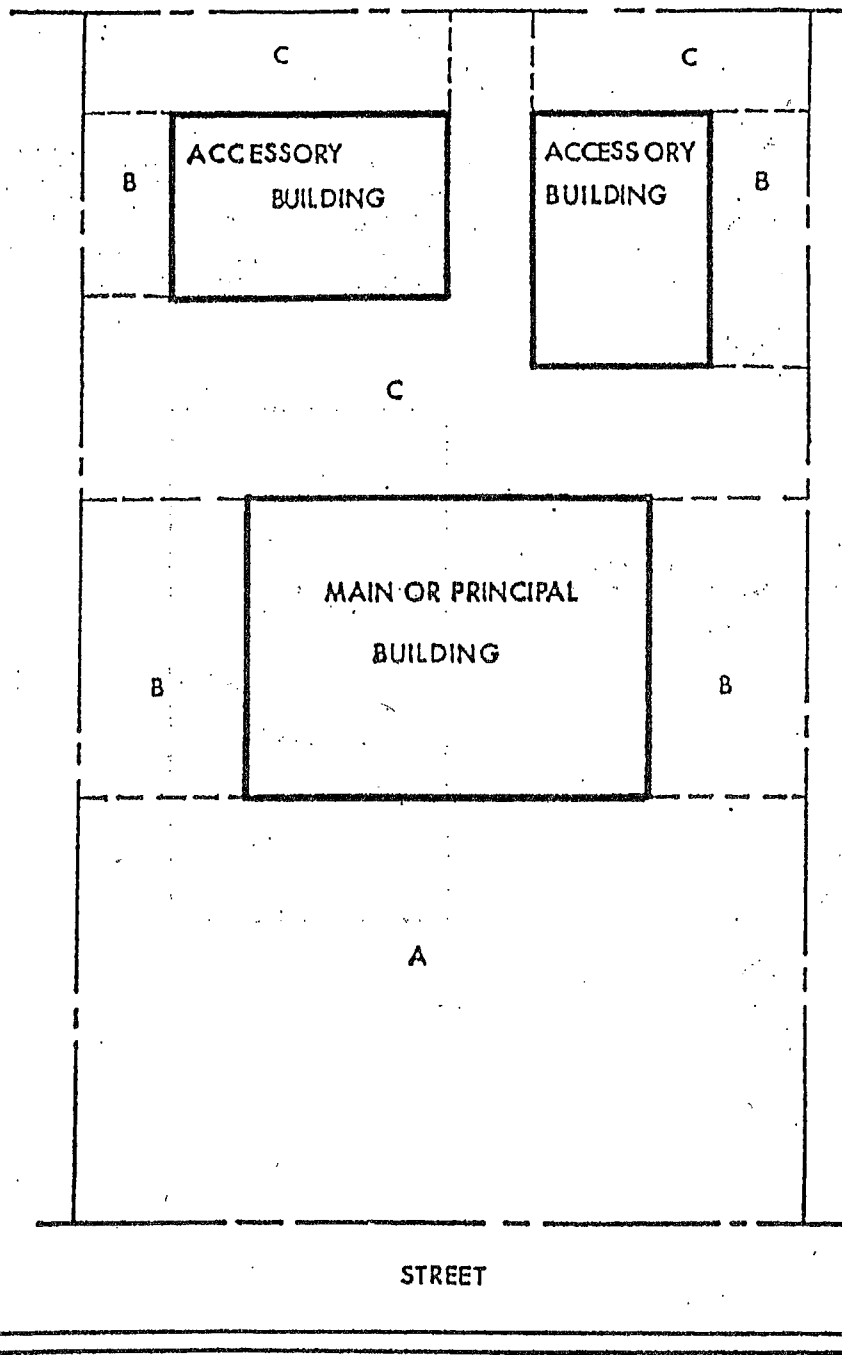


**3 - SUBDIVISION LOT TYPES**



#### 4 - VISION CLEARANCE ON CORNER LOT



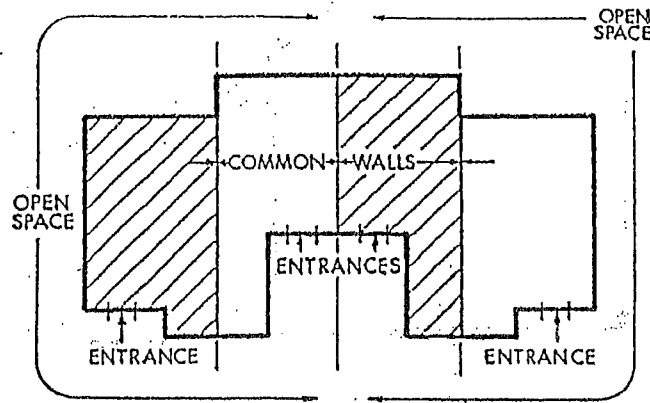


A. FRONT YARD

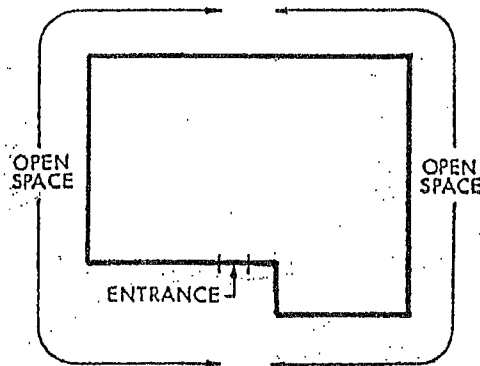
B. SIDE YARD

C. REAR YARD

## 5 - PRINCIPAL AND ACCESSORY BUILDINGS

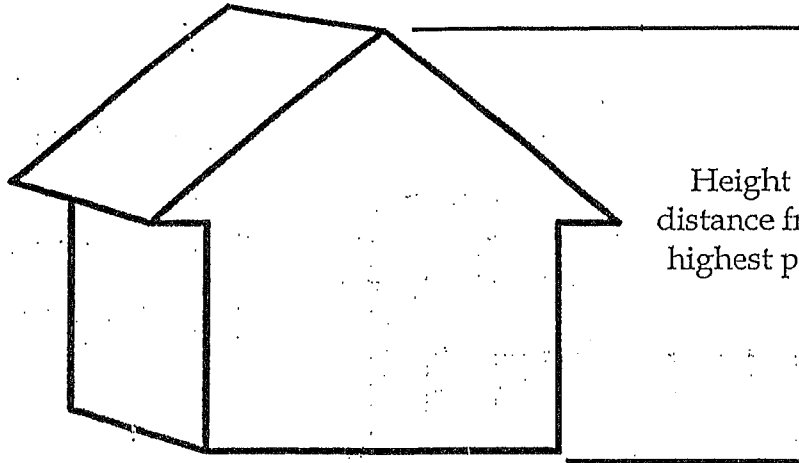


ATTACHED DWELLINGS

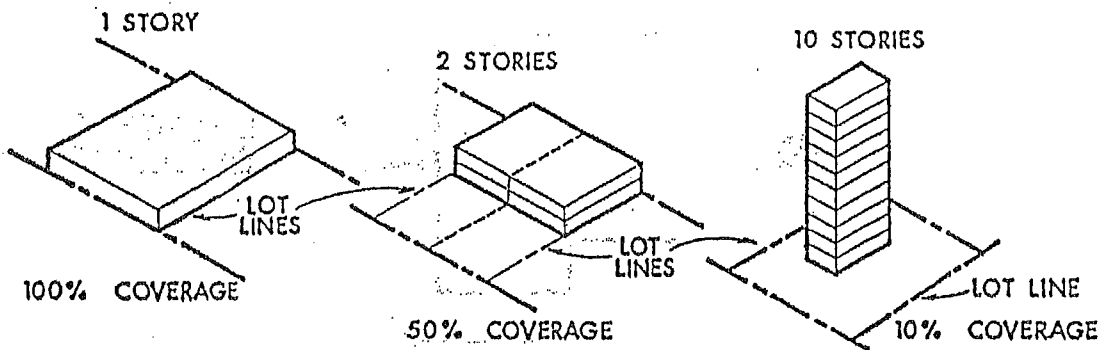


DETACHED DWELLING

## 6 - ATTACHED AND DETACHED DWELLINGS



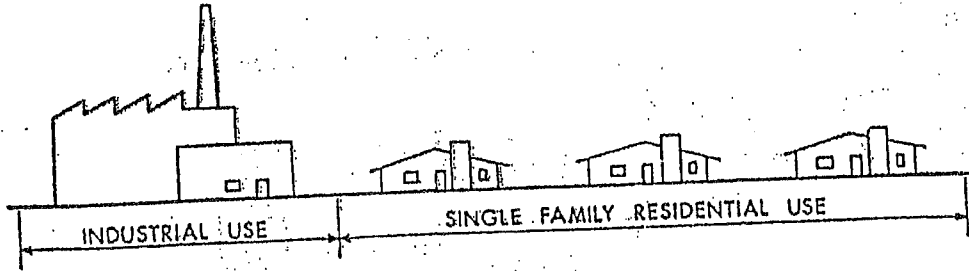
Height is the vertical distance from grade to the highest point of the roof.



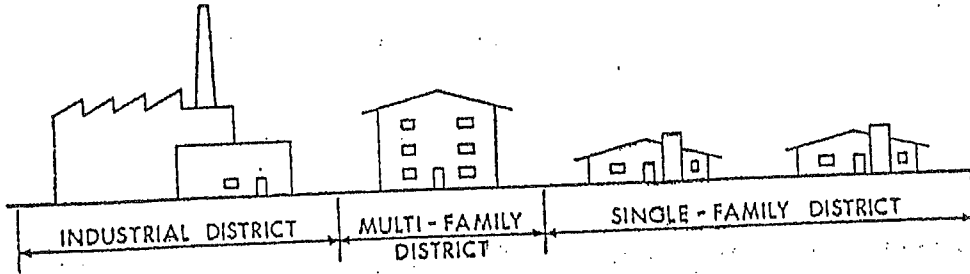
FLOOR AREA RATIO = FAR  
 ALL EXAMPLES ILLUSTRATED ABOVE HAVE A FLOOR AREA RATIO OF 1:0

## 7 - FLOOR AREA RATIO

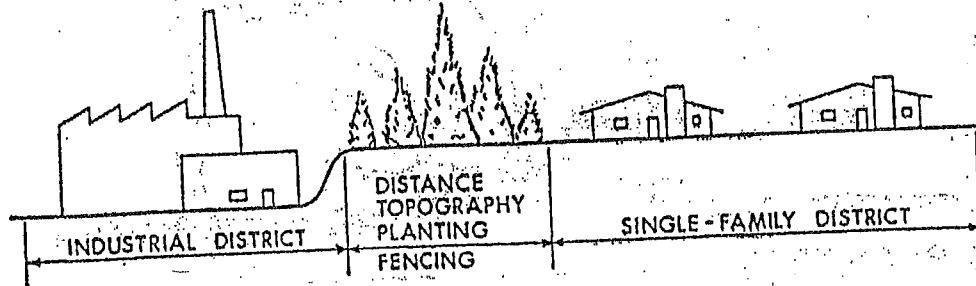
LACK OF BUFFER BETWEEN INCOMPATIBLE USES



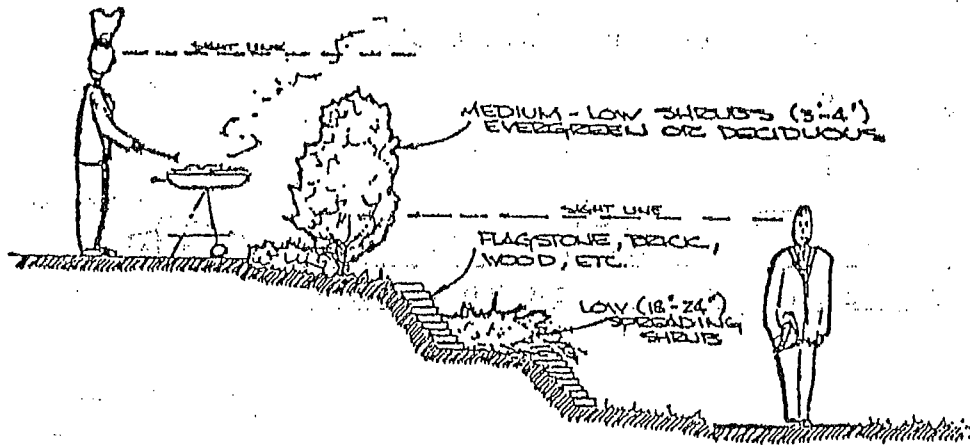
IMPROPER ZONING DISTRICT BUFFER



PROPER BUFFERS BETWEEN USES

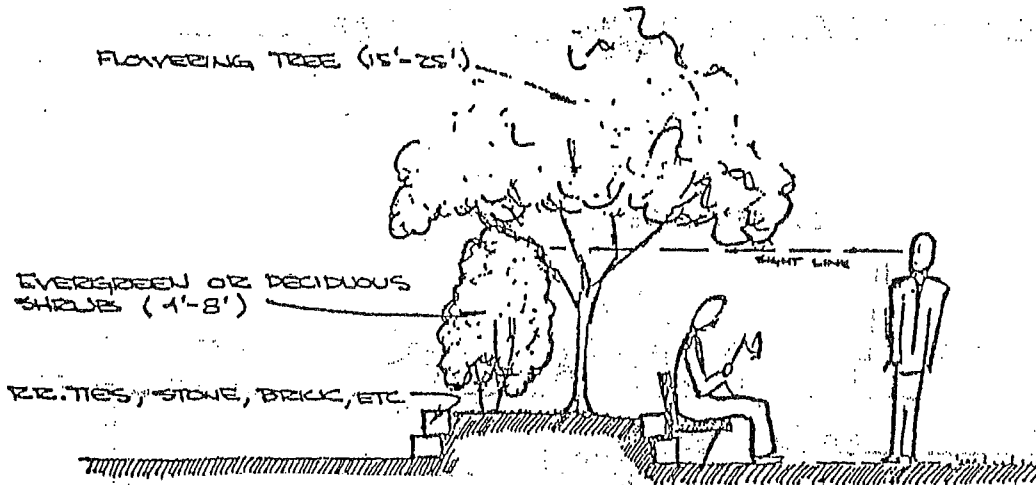


8 - BUFFER AREAS



**TERRACING**

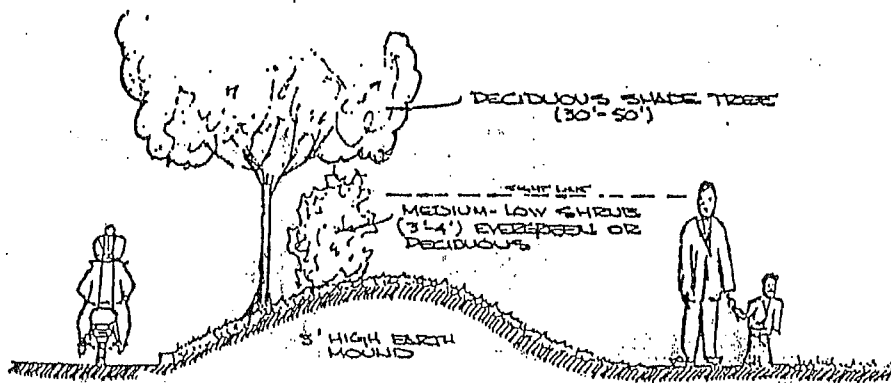
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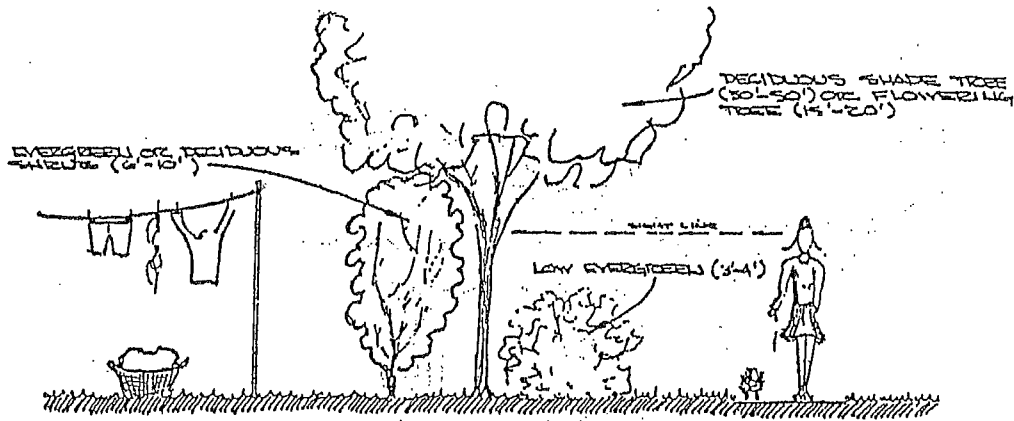
**RAISED PLANTERS**

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**9 - SCREENING**

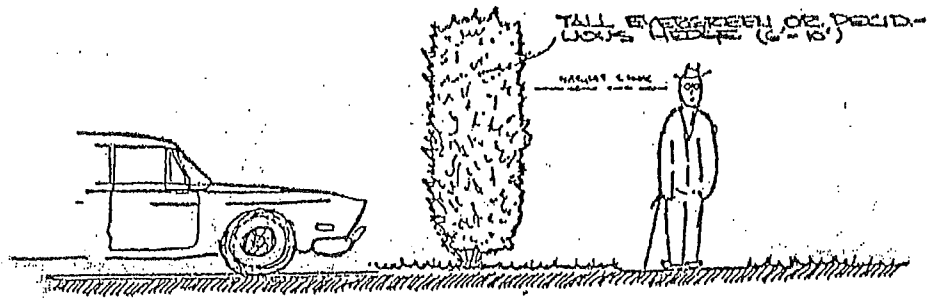


EARTH MOUND & PLANTINGS

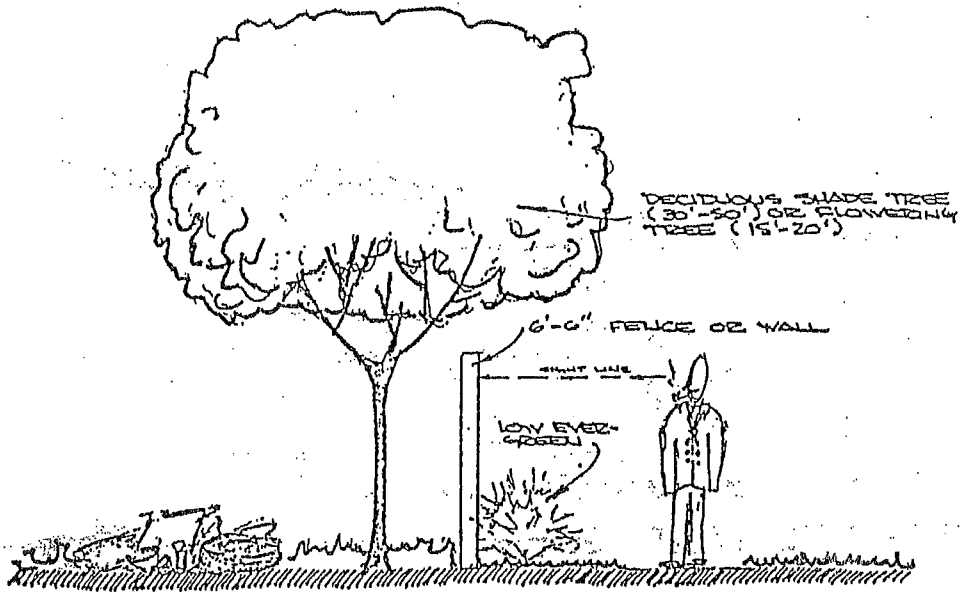


MULTI-LEVEL PLANTINGS

## 10 - SCREENING



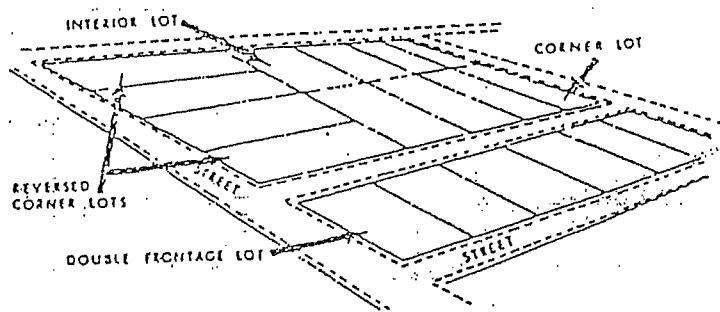
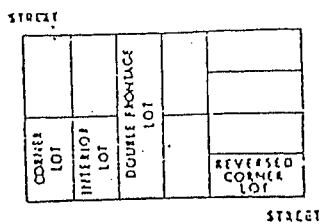
SIMPLE HEDGE



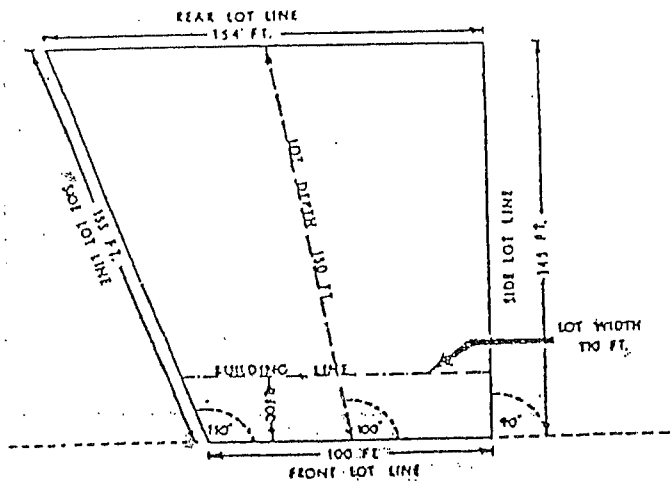
DECORATIVE WALL OR FENCE

11 - SCREENING

### EXAMPLE OF LOT TYPES

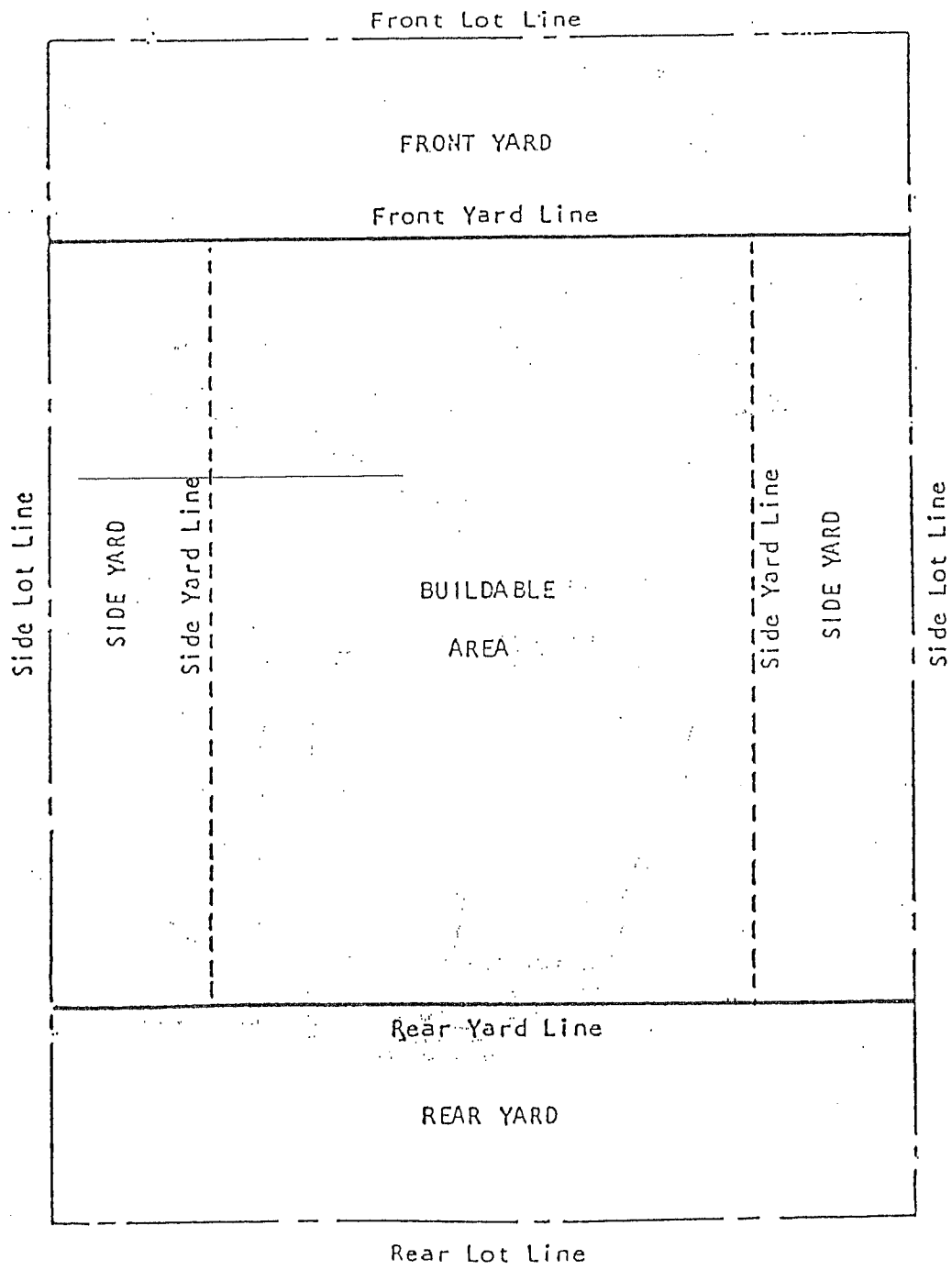


### LOT WIDTH AND LOT DEPTH EXPLAINED



## 12 - EXAMPLE OF LOT TYPES





**13 - YARDS**

