

**LACEY TOWNSHIP
ZONING TABLE 1
MINIMUM LOT SIZES
(Expressed in feet)**

Zone	INTERIOR LOT		CORNER LOT	
	Required Area (acres or sq. ft.)	Minimum Width in feet 2	Required Area (acres or sq. ft.)	Minimum Width in feet 2
	R-75	7,500	75	9,000
R-75A	6,750	75	8,100	90
R-75B	7,500	75	9,000	90
R-80	8,000	80	9,000	90
R-100	15,000	100	18,000	120
R-100A	9,000	80	10,000	100
R-150	1 ACRE	150	1 ACRE	150
RO-100 3	20,000	100	20,000	120
RO-150	30,000	150	35,000	175
RRCD	6,500	65	7,800	65
ARRD	5,000	50	6,000	60
OC1	20,000	100	24,000	120
C-100	20,000	100	20,000	100
C-150	1 ACRE	150	1 ACRE	150
C-200	2 ACRES	200	2 ACRES	200
C-300	3 ACRES	300	3 ACRES	300
M-1	1 ACRE	150	1 ACRE	150
M-2	2 ACRES	150	2 ACRES	150
M-6	6 ACRES	200	6 ACRES	200
M-100	100 ACRES	200	100 ACRES	200
PA 4	3.2 ACRES	600	3.2 ACRES	600
FA 4	25 ACRES	600	25 ACRES	600
RD 4	11 ACRES	600	11 ACRE	600
VR	1 ACRE	150	1 ACRE	150
VRC 4	3.2 ACRES	600	3.2 ACRES	600

NOTES:

1. Parking stall setbacks:
 - a. No parking stall shall be located less than ten feet from an interior property line; side or rear
 - b. The face of the interior perimeter curb of parking stalls closest to Lacey Road shall not be less than forty feet from the centerline of the right-of-way of Lacey Road.
2. The minimum lot frontage shall be 1/3 of the required lot width but not less than forty feet in accordance with Chapter 335-11 Frontage
3. For residences use the R-100 requirements
4. Detached single family dwelling permitted only as a conditional use. The lot, yard size, coverage and height standards of the PA zone apply.

LACEY TOWNSHIP
ZONING TABLE 2
MINIMUM YARD SIZES FOR INTERIOR LOTS
(Expressed in feet)

ZONE	PRINCIPAL BUILDING				ACCESSORY BUILDINGS 6			
	Front Yard	Any one Side Yard	Total Side Yard	Rear Yard 2, 5	Attached		Detached	
					Side Yard	Rear Yard	Side Yard	Rear Yard 2,5
R-75	20	6	15	25	6	15	6	6
R-75A	25	10	20	25	6	15	6	6
R-75B	25	10	20	25	6	15	6	6
R-80	20	6	15	25	6	15	6	6
R-100	35	20	40	30	20	15	6	10
R-100A	20	6	15	25	6	15	6	6
R-150	40	20	60	40	20	15	15	15
RO-100 1	60	10	20	10	10	10	10	10
RO-150	50	25	50	25	25	25	25	25
RRCD	20	6	15	35	6	25	6	15
ARRD	20	6	15	20	6	10	6	6
OC8	60	10	20	10	10	10	10	10
C-100 7	20	15 3	30	30	15 3	15	15 3	15
C-150	100	15 3	30	30	15	15	15	15
C-200	100	15 3	40	50	15 3	50	15 3	50
C-300	100	25	75	50	25	50	25	50
M-1	50	15	30	30	15	15	15	15
M-2	100	15	50	50	15	50	15	35
M-6	150	50	100	100	50	100	40	75
M-100	150	50	100	100	50	100	40	75
PA	200	75	150	60	75 4	60 4	75 4	60 4
FA	200	75	150	60	75	60	75	60
RD	200	75	150	60	75	60	75	60
VR	40	20	60	40	20	15	15	15
VRC	200	75	150	60	75	60	75	60

NOTES:

1. For residences, use the R-100 requirements
2. On all lots, such as those one block deep, in which the rear yard fronts on a street, the rear yard setback distance of the building shall be the same as the front yard setback required in that zone.
3. Twenty feet if used for a loading area.
4. For lots with an existing principal building, the side yard and rear yard setbacks for accessory buildings are reduced to 15' and 40' for corner lots
5. For waterfront lots, rear yard setback is 25 feet for the principal building and 15 feet for accessory buildings and structures as measured from the outbound face of the bulkhead
6. Detached accessory buildings have a height limitation of 16' in all zones. 335-15
7. No waterfront setback required
8. For existing single family residential dwellings located in the O-C Zone, the minimum building setbacks on front, side & rear for both principal & accessory structures follow the R-75 req.

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LACEY TOWNSHIP
ZONING TABLE 3
MINIMUM YARD SIZES FOR CORNER LOTS
(Expressed in feet)

ZONE	PRINCIPAL BUILDING				ACCESSORY BUILDINGS ⁶			
	Front Yard	Side Yard along Street	Side Yard not along Street	Rear Yard ^{2, 5}	Attached		Detached	
					Side Yard not along Street ⁸	Rear Yard	Side Yard not along Street ⁸	Rear Yard ^{2,5}
R-75	20	20	6	25	6	15	6	6
R-75A	25	25	10	25	6	15	6	6
R-75B	25	25	10	25	6	15	6	6
R-80	20	20	6	25	6	15	6	6
R-100	35	35	20	30	20	15	6	10
R-100A	20	20	6	25	6	15	6	6
R-150	40	40	20	40	20	15	15	15
RO-100 ¹	60	60	10	10	10	10	10	10
RO-150	50	50	25	30	25	25	25	25
RRCD	20	20	6	35	6	25	6	15
ARRD	20	20	6	20	6	10	6	6
OC ⁸	60	60	10	10	10	10	10	10
C-100 ⁷	20	20	15 ³	30	15 ³	15	15 ³	15
C-150	100	100	15 ³	30	15 ³	15	15 ³	15
C-200	100	100	15 ³	50	15 ³	50	15 ³	50
C-300	100	100	25	50	25	50	25	50
M-1	50	50	15	30	15	15	15	15
M-2	100	100	15	50	15	50	15	35
M-6	150	150	50	100	50	100	40	75
M-100	150	150	50	100	50	100	40	75
PA	200	200	75 ⁴	60	75 ⁴	60 ⁴	75 ⁴	60 ⁴
FA	200	200	75	60	75	60	75	60
RD	200	200	75	60	75	60	75	60
VR	40	40	20	40	20	15	15	15
VRC	200	200	75	60	75	60	75	60

NOTES:

1. For residences, use the R-100 requirements
2. On all lots, such as those one block deep, in which the rear yard fronts on a street, the rear yard setback distance of the building shall be the same as the front yard setback required in that zone.
3. Twenty feet if used for a loading area.
4. For lots with an existing principal building, the side yard and rear yard setbacks for accessory buildings are reduced to 15' and 40' for corner lots
5. For waterfront lots, rear yard setback is 25 feet for the principal building and 15 feet for accessory buildings and structures as measured from the outbound face of the bulkhead
6. Detached accessory buildings have a height limitation of 16' in all zones. 335-15
7. No waterfront setback required
8. For existing single family residential dwellings located in the O-C Zone, the minimum building setbacks on front, side & rear for both principal & accessory structures follow the R-75 req.

**LACEY TOWNSHIP
ZONING TABLE 4
OTHER PERTINENT ZONING RESTRICTIONS**

ZONE	MAXIMUM BUILDING LOT COVERAGE (percentage)	MAXIMUM BUILDING HEIGHT (feet)	MINIMUM GROSS FIRST FLOOR LIVING AREA (square feet) ²
R-75	Principal structure or building: 35% Total for all structures inc. accessory: 40%	35	864
R-75A	Principal structure or building: 35% Total for all structures inc. accessory: 40%	35	864
R-75B	Principal structure or building: 35% Total for all structures inc. accessory: 40%	35	864
R-80	Principal structure or building: 35% Total for all structures inc. accessory: 40%	35	864
R-100	30	35	1,200
R-100A	30	35	960
R-150	20	35	960
RO-100	30	35	1,200
RO-150	25	35	1,000
RRCD	Principal structure or building: 35% Total for all structures inc. accessory: 40%	35	800 ³
ARRD	45		
OC	30 ¹	35	1,200
C-100	40 ¹	35	1,000
C-150	40 ¹	35	1,000
C-200	40 ¹	35	2,000
C-300	40 ¹	35	5,000
M-1	40	n/a	1000
M-2	40	n/a	2,000
M-6	30	n/a	n/a
M-100	40	n/a	n/a
PA	10	n/a	n/a
FA	2	n/a	n/a
RD	5	n/a	n/a
VR	15	n/a	n/a
VRC	10	n/a	n/a

NOTES:

1. Impervious lot coverage shall not exceed 70%
2. Dwellings with more than one habitable floor level shall have a minimum of 720 sf on first floor level above grade
3. Minimum for two-bedroom unit is 900 square feet

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