

Concord Township Zoning Quick Reference Guide

District	Frnt Setback	Side Setback	Rear Setback	Min Lot Size	Min Frontage <5 Acres	Min Frontage >5 Acres
FR-1 (8)	130'/90'/90'	25'	50' prin/15' acc	1.5 acres	200' road/60' CAD & flag	300' road & CAD/60' flag & CAD term
R-2 (9)	130'/90'/60'/75'	10' prin/5' acc	25'prin/10' acc	1.5 acres or 29000 sq. ft. w/central wtr	200' road/60' CAD & flag/ 75' w/central wtr &	300' road & CAD/60' flag & CAD term
Tartan Fields	30'	<100' lot 6' & 14' ttl side >100' 10' & 20' ttl sides	25'			
Scioto Resrv	25'	5'	20'			
The Oaks	90' (Harriott)/30'	6' one side; 14' ttl.	25'	90' x 140'	(Driveway -- minimum 3' fm lot line)	
R-6 (10)	130'/90'/90'	25'	50' prin/15' acc	None	< 2 acres / 2 to 5 acres 200' / 250'	300'
PRCD (7)	40'	12 1/2' sngl/30' MDU	30' pri/15' acc/TBD MDU	12,000 sq. ft SF/TBD MDU	Frontage Percentage Mix SF 30% @ 80'/30% @ 90'/40% @ 100'	
PRD (11)	TBD by Dev Plan	TBD by Dev Plan	TBD by Dev Plan	TBD by Dev Plan	TBD by Dev Plan	TBD by Dev Plan
B-1 (13)	130'/90'/90'	25' or .25 x H' x D' (greater of the two)	0' or 50' @ res district boundary	As needed to meet setbacks & parking	Access to public street & as needed to meet setbacks/prkg	Access to public street & as needed to meet setbacks/prkg
B-2 (14)	130'/90'/90'	25' or .25 x H' x D' (greater of the two)	0' or 50' @ res district boundary	As needed to meet setbacks & parking	Access to public street & as needed to meet setbacks/prkg	Access to public street & as needed to meet setbacks/prkg
B-3 (15)	130'/90'/90'	25' or .25 x H' x D' (greater of the two)	0' or 50' @ res district boundary	As needed to meet setbacks & parking	Access to public street & as needed to meet setbacks/prkg	Access to public street & as needed to meet setbacks/prkg
B-4 (16)	130'/90'/90'	25' or .25 x H' x D' (greater of the two)	0' or 50' @ res district boundary	As needed to meet setbacks & parking	Access to public street & as needed to meet setbacks/prkg	Access to public street & as needed to meet setbacks/prkg
M-1 (17)	130'/130'/100'	25' or .25 x H' x D' (greater of the two)	50'	1 acre	150'	150'
M-2 (18)	130'/130'/100'	50' or .25 x H' x D' (greater of the two)	50'	As needed to meet setbacks & parking	Access to public street & as needed to meet setbacks/prkg	Access to public street & as needed to meet setbacks/prkg
PCD (19)	TBD by Dev Plan	TBD by Dev Plan	TBD by Dev Plan	TBD by Dev Plan	TBD by Dev Plan	TBD by Dev Plan
PID (20)	TBD by Dev Plan	TBD by Dev Plan	TBD by Dev Plan	TBD by Dev Plan	TBD by Dev Plan	TBD by Dev Plan

	Min Floor Space (sq. ft.)	% Lot Coverage	Max Height
FR-1	1000	25	35'
R-2	1000	25	35'
R-6	Sngl Fm/1/2/3 & 3+ Bdrm Apts 950/800/900/1000	25 structure/50 Paved	35'
PRCD	1100	See Section 7.07, C	45'
PRD	Sngl Fm/1/2 & 3 Bdrm Apts/SF 800/950/1000	TBD by Dev Plan	35'
B-1	See Section 13.07, a)	50	2 stories or 40'

B-2	< 50% of lot space	As needed to meet setbacks & parking	2 stories or 40'
B-3	< 50% of lot space	< 50% of lot space	2 stories or 40'
B-4	< 50% of lot space	< 50% of lot space	2 stories or 40'
M-1	MAXIMUM of 20,000 sq. ft.	25% bldg; maximum of 50% bldg & paving	2 stories or 35'
M-2	< 50% of lot space	< 50% of lot space	2 stories or 40'
PCD	TBD by Dev Plan	TBD by Dev Plan	4 stories or 45'; see 21.02 for exceptions