

**Kearney Township Zoning Ordinance  
Appendix**

**Table I  
Parcel Requirements**

Zone	Minimum Lot Area	Minimum Lot Width	Front Setbacks	Side Setbacks	Rear Setbacks
A	2 acres	200'	50'	15'	35'
R1	20,000 SF	100'	50'	15'	35'
R2	40,000 SF	200'	50'	15'	35'
R3	(1)		50'	15'	35'
C	15,000 SF	100'	50'	15'	30' (2)
M	1 acre	200'	50'	15'	30' (2)
PD		No minimum			
AP					
RR	15,000 SF	100'	50' (7)	15' (7)	35' (7)

**Structure Requirements**

Zone	Max. Height	Min. Floor Area	Min. Width
A	35' (3) (4)	720 SF (8)	20'
R1	35' (4)	720 SF (8)	20'
R2	35' (4)	720 SF (5) (6) (8)	20'
R3	35' (4)	720 SF (6) (7)	20'
C	35'	720 SF (9)	20'
M	35'	720 SF (9)	20'
AP	35' (10)	(10)	(10)
RR	35'	720 SF (6) (7) (8)	20'

**Notes:**

- (1) Density limited to 14 Units Per Acre.
- (2) Setback with alley is 25 feet.
- (3) Farm structures limited to 80 feet in height.
- (4) The height shall be no greater than thirty-five (35) feet or two and one half (2 ½) stories for dwellings in the A, R1, R2, and R3 Zoning Districts.
- (5) Two-family dwelling requires a minimum of 600 square feet (SF) per dwelling.
- (6) The minimum floor area for multiple-family dwellings shall be provided according to the following schedule:

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Efficiency	350 SF
One Bedroom	550 SF
Two Bedroom	800 SF
Three Bedroom	1000 SF

- (7) Refer to Article IV, Section 4.09 C.
- (8) The Minimum floor area for single family dwellings is 720 square feet on the primary living level, excluding steps and open and enclosed porches. Dwellings shall be a minimum of 20 feet wide within the permanent exterior walls for the entire length of the structure. Exterior walls must be constructed over a basement, foundation or slab.
- (9) Applies to the primary structure. Smaller ancillary buildings are permitted in this zone.
- (10) Airport structures must comply with state and FAA area and width requirements. The maximum height limitation shall not apply to control towers.