

Chapter 22  
Mansfield Township Code  
Zoning

Any use other than those listed in subsections 22-7.1 through 22-7.4 above shall be prohibited.

22-7.6 *Maximum Building Height.*

No principal structure shall exceed 35 feet in height. Accessory structures shall be limited to one story not to exceed in height not to exceed 24 feet. (Ord. 00-02)

22-7.7 *Area and Yard Requirements.*

Principal Building (Minimum)	Detached Dwelling A	Detached Dwelling R-1	Detached Dwelling R-2
Lot area	5 Acres <sup>1</sup>	3 Acres	22,000 sq. ft. <sup>1,3</sup>
Lot Size Averaging	3 Acres	1 Acre	---
Lot frontage	150 ft. (15-91)	75 ft.	50 ft.
Lot width	300 ft.	150 ft.	110 ft.
Lot depth	300 ft.	200 ft.	150 ft.
Side yard:			
Both	105 ft. <sup>2</sup>	52.5 ft. <sup>2</sup>	44 ft. <sup>2</sup>
Each	25 ft. <sup>2</sup>	25 ft. <sup>2</sup>	20 ft. <sup>2</sup>
Front yard	50 ft. <sup>2</sup>	50 ft. <sup>2</sup>	50 ft. <sup>2</sup>
Rear yard	50 ft. <sup>2</sup>	50 ft. <sup>2</sup>	50 ft. <sup>2</sup>
Accessory Building (Minimum)			
Distance to street line	50 ft.	50 ft.	50 ft.
Distance to side line:			
If in side yard	25 ft.	25 ft.	20 ft.

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If in rear yard	5 ft.	5 ft.	5 ft.
Distance to rear line	5 ft.	5 ft.	5 ft.
Distance to principal building	10 ft.	10 ft.	10 ft.
Distance to other accessory building	6 ft.	6 ft.	6 ft.

<sup>1</sup> See section 20-8 of this revision for steep slope development provisions.

<sup>2</sup> Enclosures for livestock shall conform to paragraph 22-7.1a.

<sup>3</sup> In a major subdivision employing the use of open space zoning as defined in this chapter, all lots may be reduced in area in accordance with the provisions of Chapter XX concerning cluster/open space zoning.