

Tirzah

DEED RESTRICTIONS

1. The premises hereby conveyed shall be used for residential purposes only. No building shall be erected, altered, placed or permitted to remain on the premises hereby conveyed other than one detached family dwelling, not to exceed two stories in height, and a private garage for not more than two cars.

2. No building shall be located on any other lot nearer than 40 feet to the front line, or nearer than 20 feet to any side line or nearer than 40 feet to any combined side line, or nearer than 40 feet to any rear lot line, except as noted on final recorded plot plan.

3. Easements for installations and maintenance of utility and drainage facilities are reserved over the 20 feet of roadside and lot side of road right of way lines.

4. No structure of a temporary character, trailer, basement, tent, shack, garage, barn, or other out-building shall be used on any lot at any time, either temporarily or permanently, except with prior written consent of Borden-Gerber, Inc.

5. No animals, livestock or poultry of any kind shall be raised, bred, or maintained for any commercial purposes.

6. No lot shall be used or maintained as a dumping for any rubbish. Trash, garbage or other waste shall be kept in sanitary containers. No motor vehicle or any substantial part of one shall be kept on the lot unless there currently licensed for operation on public highways. Commercial vehicles shall be garaged.

7. No individual water supply system shall be permitted on any lot or building site, unless such system is located, constructed and equipped and in accordance with the requirements, standards and recommendations of the State and/or local public health authorities.

8. No individual sewage disposal system shall be permitted on any lot or building site unless such system is designated, located and constructed in accordance with the requirements, standards and recommendations of the State and/or legal public health authorities. No sewage disposal system or seepage pit draining field shall be located within 50 feet of any lot line.

9. No building or structure, including water system and sewage disposal system shall be erected upon the premises hereby conveyed without first obtaining the approval, in writing, of the Seller, as to the location, elevation, plan and design within 30 days after the same has been submitted. Such approval will not be unreasonably withheld and is subject to the requirements, standards and recommendations of the State and/or legal public authorities. However, approval may be withheld on purely aesthetics grounds.

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ATTACHED

Herrick Twp

SCHEDULE

Intent	Principal Uses (4)	
<p>ARR: Agricultural-Rural Residential District.</p> <p>This district is intended to provide for: 1) the health, safety and general welfare of the residents of Herrick Township, including preservation of its unique farm and recreational character; 2) to provide for a wide range of land uses to be allowed throughout the Township; and 3) to provide for the orderly development of all such land uses in the Township in ways which are designed to compatible with each other.</p>	<p>1) Single family dwellings 2) Two-family dwellings 3) Agricultural uses</p> <p style="text-align: center;">↓</p>	<p>1) Multi 2) Cons 3) Mob 4) Reta 5) Whol 6) Indu 7) Nurs 8) Camp 9) Kenn 10) Exca 11) Vehi 12) Junk 13) Hote 14) Driv 15) Rest 16) Ware 17) Truc 18) Outd 19) Anim 20) Fina 21) Fune 22) Pers 23) Neig 24) Prof 25) Priv 26) Boar 27) Bed 28) Home 29) Adul</p>
<p>Minimum Lot Area</p> <p>Minimum Average Lot Width</p> <p>Minimum Lot Depth</p> <p>Minimum Front Setback</p> <p>Minimum Side Setback</p> <p>Minimum Rear Setback</p> <p>Maximum Building Height</p> <p>Maximum Lot Coverage</p>	<p style="text-align: center;">One & Two Family Dwellings (1) (5) *</p> <p>2 acres/unit</p> <p>200 ft.</p> <p>200 ft.</p> <p>50 ft.</p> <p>30 ft.</p> <p>30 ft.</p> <p>35 ft. (3)</p> <p>15%</p>	
<p>NOTES:</p> <p>(1) Multi-family standards found in Section 403.</p> <p>(2) Section 608 may require more restrictive standards.</p>		