

**Leroy Township Zoning Regulations**  
**SECTION 20**  
**CONSTRUCTION ON PRIVATE DRIVEWAYS (FLAG LOTS)**

(Amended May 17, 1993, effective June 17, 1993) (Amended March 30, 2020, effective April 29, 2020)

**20.01** Only single-family dwellings may be constructed on private driveways in an *R District* and only upon the following terms and conditions:

- A.** Only one (1) single-family dwelling may be constructed on each *R District* lot served by any private driveway.
- B.** Only one (1) *R District* lot may be served by each private driveway.
- C.** Any private driveway which serves an *R District* lot shall be a minimum of sixty (60) feet wide along its entire length from its intersection with a public road to its intersection with the lot.
- D.** The *R District* lot shall be a minimum lot size as required by the zoning district exclusive of the private driveway. No part of the private driveway shall be included to calculate the minimum lot size.
- E.** The *R District* lot shall be a single tax parcel; which parcel shall include the private driveway. No private driveway shall be obtained by easement.
- F.** The *R District* lot shall have a minimum width of the lot size as required by the zoning district at the building set back line.
- G.** The single-family dwelling shall be constructed on the *R District* lot not less than fifty (50) feet from any property line.
- H.** The dwelling and accessory structures on the *R District* lot shall conform in all respects to the other requirements of the Leroy Township Zoning Resolution
- I.** The driveway shall have a durable surface, a minimum ten (10) feet in width, allowing for the access of emergency vehicles.