

2. Dwellings shall not have exposed wheels, touring mechanisms, undercarriage as chassis, and shall have an aesthetically suitable foundation or skirting around the outside perimeter.
3. Dwellings shall have a roof drainage system with suitable gutters and proper downspouts.
4. All additions to the original dwellings shall have a similar appearance in quality or workmanship as the original dwelling including an appropriate foundation and permanent attachment to the principal structure.
5. There shall be a minimum of two (2) exterior doors with one being in the front of the home and the other in the rear or side of the home connected to permanently attached steps.
6. All new dwellings located on platted lots within the Township should be designed and constructed so as to be compatible and enhance the surrounding structures and be of an architectural style to compliment the neighborhood.

**9.41.4 Lots:**

- a. **New Lots to be Buildable:** All newly created lots shall have buildable area. The net buildable area of a lot shall be at least 75% of the minimum lot area of the respective zoning district and a continuous piece of land excluding land subject to flooding six (6) months of the year, wetlands, poor drainage, steep slopes, rock outcrops and land encumbered by easements preventing the use of the land.
- b. No new lots shall be created which do not meet the minimum lot size regulations of this Ordinance.
- c. **Corner Lots:** On a corner lot, each lot line which abuts a street shall be deemed to be a front lot line, and the required yard along both lot frontages shall be a required front yard. The owner shall elect and so designate in his application for permit, which of the remaining two (2) required yards shall be the required side yard and which the required rear yard.
- d. **Existing Platted Lots:** Any residential lot laid out on an approved plat or existing at the time of adoption of this ordinance, that fails to comply with the minimum requirements of this ordinance may be used for