

LOWER TOWNSHIP SETBACK CHART

PRINCIPAL BLDG MINIMUMS							
Zones	Subsection 400-14D (R-1;R-2)		Subsection 400-15D			Subsection 400-18D	Subsection 400.58F
	R-1/R-2	R-2 Sewered	R-3 Sewered	R-3 Unsewered	R-4	RB	Cluster Developments in R-2 Sewered
Lot Area	1 Acre	1/2 Acre	7500 Sq Ft **	35,000 Sq Ft **	6400 Sq Ft	1 Acre	7500 Sq Ft
Lot Frontage/Width	150'	100'	75'	100'	80'	150'	75'
Lot Depth	200'	120'	90'	150'	80'	200'	90'
Side Yard (Each)	30'	20'	6' & 10'	6' & 10'	14' Total/ 4' Minimum	30'	6' & 10'
Front Yard*	50'	30'	20' ***	20' ***	20'	50'	25'
Rear Yard	30'	20'	20'	20'	20'	30'	20'
Gross Floor Area/1st Floor	1000 Sq Ft	1000 Sq Ft	650 Sq Ft	650 Sq Ft	900 Sq Ft	NA	NA
Business use Maximum	NA	NA	NA	NA	NA	3600 Sq Ft	NA
ACCESSORY BLDG MINIMUMS							
Zones	Subsection 400-14D (R-1;R-2)		Subsection 400-15D			Subsection 400-18D	Subsection 400.58F
	R-1/R-2	R-2 Sewered	R-3 Sewered	R-3 Unsewered	R-4	RB	Cluster Developments in R-2 Sewered
Distance to side & rear lines	4'	4'	4'	4'	4'	15'	4'
Distance to House or Buildings	6'	6'	6'	6'	4'	10'	6'
MAXIMUM COVERAGE OF LOT							
Zones	Subsection 400-14D (R-1;R-2)		Subsection 400-15D			Subsection 400-18D	Subsection 400.58F
	R-1/R-2	R-2 Sewered	R-3 Sewered	R-3 Unsewered	R-4	RB	Cluster Developments in R-2 Sewered
Principal Use	10%	12%	30%	30%	45%	20%	30%
Accessory use (NO larger than Principal Use)	10%	10%	10%	10%	10%	10%	10%
NOTES: *CORNER LOTS: Defined as TWO FRONT YARDS *OPEN/UNROOFED DECKS: May have 15' Front Yard setback, regardless of Zone **TWO (2) Family Dwelling: R-3 SEWERED: Requires DOUBLE LOT area R-3 UNSEWERED: Requires 40,000 Square Feet ***Ordinance 92-11: 20' front setback, EXCEPT corner lots IF site triangle encroachment results Subsection 400-17D GB: Setbacks are 25', 25', 6' & 6'. Bulk requirements = adjacent district Driveways: R-1 and R-2 Zones: 6' from Property Lines							