

| <p>See Zoning District Matrix Chart for Variations to these Requirements (The regulations & conditions in each individual Zoning Districts supersedes these regulations if a conflict exists.)</p> | | | | | | |
|--|-------------------------------|------------------------------|----------------|-------------------|------------------|-----------------|
| Zoning Districts: | SF | SE | SR | R-1 | R-2 | R-3 |
| Article No. | V | V | V | VI | VI | VI |
| Minimum Lot Area | 2.5 acres; 108,900 sq. ft. | 1.5 acres; 65,340 sq. ft. | 30,000 sq. ft. | 14,000 sq. ft. | 10,800 sq. ft. * | 8,400 sq. ft. * |
| Maximum Height of Structures | 2 stories; 30 ft. | | | 2 stories, 30 ft. | | |
| Minimum Yard Setbacks (ft.) | | | | | | |
| Front | 40 | 40 | 40 | 40 | 35 | 30 |
| Each Side Yard | 20 | 20 | 20 | 10 | 10 | 10 |
| Rear | 40 | 40 | 40 | 35 | 35 | 35 |
| Minimum Floor Area Per Unit (Sq. Ft.) | 1,200 | 1,200 | 1,500 | 1,320 | 1,080 | 960 |
| Maximum Lot Coverage of All Structures (%) | 20% | | | 25% | | |
| Minimum Clear Space Around Structures (ft.) | N/A | | | | | |
| Minimum Lot Width | 165 ft. | 165 ft. | 120 ft. | 100 ft. | 80 ft. | 70 ft. |
| <p>** In instances where public sewers are not provided, a minimum lot area of 12,500 sq ft. shall be provided. However, although the intent of the Township is to allow parcels of this minimum size, more restrictive Health Department regulations of a minimum parcel size of 1 acre would supersede this regulation unless written Health Department approval is received. (amended 10.20.25)</p> | | | | | | |

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|---|-----------------------|-------------------------------------|---------------------|-------------|
| Zoning Districts: | MHP (Park) | MHP (Individual) | RM-1 | RM-2 |
| Article No. | VIII | VIII | VII | VII |
| Minimum Lot Area | 15 acres | 5,500 sq. ft. per mobile home | 5 acres | 5 acres |
| Maximum Height of Structures | 2 stories | | 2.5 stories; 35 ft. | |
| Minimum Yard Setbacks (ft.) | | | See Section 7.06.E | |
| Front | 50 | 15 | | |
| Each Side Yard | 50 | 20 | | |
| Rear | 50 | 25 | | |
| Minimum Floor Area Per Unit (Sq. Ft.) | – | – | See Section 7.06.D | |
| Maximum Lot Coverage of All Structures (%) | – | – | 25% | |
| Minimum Clear Space Around Structures (ft.) | N/A | | | |

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|---|----------------|----------------|------------------------|-----------------------|---|--------------------------|----------|
| Zoning Districts: | GB | REC-1 | REC-2 | LI | IP | IC | RFY |
| Article No. | XIV | XXIII | XXIV | XVI | XVIII | XIX | XX |
| Minimum Lot Area | 12,000 sq. ft. | 20,000 sq. ft. | 2 acres, Max 175 acres | 2 acres, Max 30 acres | 20 acres (Total Park) 2 Acres (Ind. Lot) | 400 acres, Max 500 acres | 40 acres |
| Maximum Height of Structures (amended June 2023) | 25 ft. | | | 40 ft. | 40 ft. | 120 ft. | 30 ft. |
| Minimum Yard Setbacks (ft.) | | | | | | | |
| Front | 30 | | | 50 | 50 | 100 | 150 |
| Each Side Yard | 20 | | | 25 | 20 | 100 | 150 |
| Rear | 30 | | | 25 | 50 | 100 | 150 |
| Maximum Lot Coverage of All Structures (%) | 30% | | 10% | 30% | 35% | – | – |
| Minimum Clear Space Around Structures (ft.) | 20 ft. | 15 ft. | | 25 ft. | 15 ft. | 100 ft. | 30 ft. |

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|---|------------------------------------|--|-------------|----------------|---------------|
| Zoning Districts: | SP-1 <i>(Whole Dev.)</i> | SP-1 <i>(Each Structure)</i> | SP-2 | OP | RB |
| Article No. | XXI | XXI | XXII | IX | XI |
| Minimum Lot Area | 10 acres | 5,000 sq. ft. | 10 acres | 20,000 sq. ft. | 9,000 sq. ft. |
| Maximum Height of Structures | 25 ft. | | | 25 ft. | |
| Minimum Yard Setbacks (ft.) | | | | | |
| Front | 30 | 30 | 150 | 30 | 20 |
| Each Side Yard | 40 | 20 | 150 | 20 | 15 |
| Rear | 40 | 40 | 150 | 30 | 20 |
| Maximum Lot Coverage of All Structures (%) | 30% | - | - | 30% | |
| Minimum Clear Space Around Structures (ft.) | 30 ft. | | 150 ft. | 15 ft. | |

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