

# PROPERTY SETBACK REQUIREMENTS

## SCHEDULE - AREA, YARD AND BULK REQUIREMENTS (Subsection 19-5.5) DENVERVILLE TOWNSHIP

Zone	Primary Use	Minimum Lot Size			Yards			Height (Feet)	Parking Spaces	Site Plan Approval
		Area (Square Feet)	Width (Feet)	Depth (Feet)	Front (Feet)	Side (Feet)	Rear (Feet)			
C	Conservation	-----see subsection 19-5.1103 for district requirements-----								
R-C	Residential Conservation	-----see subsection 19-5.1104 for district requirements-----								
*R-1A	One Family Residence	208,000	400	520	100	50	100	35	2	Yes
*R-1B	One Family Residence	81,000	225	360	100	50	100	35	2	No
*R-1	One Family Residence	40,250	175	230	50	30	50	35	2	No
R-2	One Family Residence	15,000	100	150	35	17	50	35	2	No
R-2A	One Family Residence	11,200	80	140	30	15	40	35	2	No
R-3	One Family Residence	7,500	60	125	25	8 <sup>7</sup>	35	35	1	No
R-4	Two Family Residence	5,000 <sup>2</sup>	50	100	25	5 <sup>8</sup>	35	35	1 <sup>3</sup>	No
A-1	Apartment Residence	10 Families per acre	-	-	50	50	50	30	2/Family	Yes
A-O-B	Apartment-Office-Business	-----see subsection 19-5.1203A for district requirements-----								
POS	Public Open Space	40,250	175	230	50	30	50	35	2	Yes
B-1	Central Business	-	-	-	5	5/10	10	30	-	Yes
B-2	Highway Business	-	-	-	40	10	20	30	1:200	Yes
B-2A	Highway Business	-	-	-	115	20	50	30	1:200 <sup>4</sup>	Yes
B-3	General Business	-	-	-	25	10	15	30	1:200	Yes
OB-1	Office Building	10,000	133	75	25	10	35	28	1:250	Yes
OB-3	Office Building	87,120	200	436	25	10	50	48	1:250	Yes
OB-4	Office Building	174,240	400	436	100	100	100	28	1:250	Yes
I-1	Industrial	43,560	175	249	25	20 <sup>5</sup>	50	30	1:300	Yes
I-2	Industrial <sup>10</sup>	87,120	200	436	75	20 <sup>5</sup>	75	30	1:300	Yes
T-1(T-5d)	Townhouse	54 acres	300	300	50	50	50	42	See Text	Yes
T-3	Townhouse	-----see Section 19-5.25B for district requirements-----								
T-4	Townhouse	-----see Section 19-5.25C for district requirements-----								
AH	Affordable Housing	3 acres	200	300	50	50	50	40	See Text	Yes
ASCH	Affordable Senior Citizen Housing	-----see Section 19-5.12B for district requirements-----								
PARC	Planned Age-Restricted Community	-----see Section 19-5.25D for district requirements-----								
ASA	Aquifer Sensitive Area Overlay	-----see Section 19-5.27 for district requirements-----								
Uses	Institutional	174,240	400	436	per zone	50 <sup>6</sup>	per zone	35	See Text	Yes
Estling Lake Rehabilitation Area		-----see Section 19-5.28 for area requirements-----								

**Notes:**

\*See text Article 5 zoning regulations for open space regulations.

1 The lot area must be obtained between the front street property line and the lot depth requirement, except in the R-1A zone.

2 Minimum lot size shown is for one family dwelling. Two family dwellings shall have a lot area of 10,000 square feet.

3 Two parking spaces per dwelling unit required for each new two family structure.

4 Parking space per square feet of gross floor area.

5 Each side yard must be at least 20 percent of the average lot width.

6 The side yards combined must equal 40 percent of the lot width.

7 Minimum side yard setback in the R-3 district shall be as follows: Actual Lot Width (ft) + 60 (ft) x 8 (ft). In no instance shall the side yard setback be less than 8' for lots with widths (at setback) less than 60 feet.

8 Minimum side yard setback in the R-4 district shall be as follows: Actual Lot Width (ft) + 50 (ft) x 5 (ft). In no instance shall the side yard setback be less than 5' for lots with widths (at setback) less than 50 feet.

9 Reserved

10 See subsection 19-5.2307b. for conditional use standards pertaining solely to hotel development in the I-2 Industrial District.