

ZONING INFORMATION

	RA-1	RA-2	RA-3	R-1	MOD R-1	R-3
Minimum Total Area	1 ACRE	30,000	22,500	15,000	12,000	10,000
Min. Width at Building Line	150'	125'	125'	100'	90'	80'
A = Minimum Front Yard	50'	50'	50'	35'	25'	25'
B = Single/Total Side Yard	30'/60'	15'/40'	15'/40'	10'/30'	10'/25'	10'/25'
C = Minimum Rear Yard	50'	50'	50'	35'	35'	25'
D = Minimum Total Side Yard	60'	40'	40'	30'	25'	25'
Maximum Building Coverage	15%	15%	15%	20%	20%	20%
Maximum Impervious Coverage	30%	30%	30%	30%	30%	30%

Impervious Surface:

Impervious Surfaces are those surfaces which do not absorb rain. All buildings, paving areas, driveways, roads, sidewalks, & any areas in concrete and asphalt, including porous asphalt paving shall be considered impervious surfaces within this definition. In addition, paved areas and other areas determined by the Township Engineer to be impervious within the meaning of the definition will also be classes as impervious surfaces.

Impervious Surface Ratio:

The impervious surface ratio is a measure of the intensity of use of a piece of land. It is measured by dividing the total area of all impervious surfaces within the site by the base site area.

All construction, including decks & patios must apply for zoning permits and complete an impervious coverage form, even if a building permit is not required.

