

ZONING

110 Attachment 1

Schedule of Area and Bulk Requirements

Township of Delanco, NJ

[Amended 3-7-2005 by Ord. No. 2005-5; 6-20-2005 by Ord. No. 2005-12; 12-18-2006 by Ord. No. 2006-25; 12-18-2006 by Ord. No. 2006-26; 3-16-2009 by Ord. No. 2009-4; 5-2-2011 by Ord. No. 2011-13; 6-11-2012 by Ord. No. 2012-6; 6-29-2015 by Ord. No. 2015-07; 7-5-2023 by Ord. No. 2023-10]

Zoning District	Minimum Lot Requirements				Principal Buildings and Structures			Accessory Building and Structures		Maximum Building and Structure Height		Maximum Lot Coverage (percent)	Maximum Building Coverage (percent)	Open Space Preserved (percent of tract)
	Lot Area	Width (feet)	Depth (feet)	Front Yard (feet)	One Side Yard (feet)	Two Side Yards (feet)	Rear Yard (feet)	Side Yard (feet)	Rear Yard (feet)	Principal (feet/stories)	Accessory (feet/stories)			
R-1	1 acre	100	150	30/20 <sup>1,5</sup>	20	40	30	6	6	35/2 1/2	15/1	50%	25%	
R-1-30	30,000 square feet	100	100	30/20 <sup>1,5</sup>	20	40	30	6	6	35/2 1/2	15/1	50%	25%	
R-2	20,000 square feet	100	100	30/20 <sup>1,5</sup>	20	40	30	4	4	35/2 1/2	15/1	55%	40%	
R-3	10,000 square feet	80	120	25/20 <sup>1,5</sup>	15	35	35	4	4	35/2 1/2	15/1	60%	45%	
R-4	7,500 square feet	60	120	20/20 <sup>1,5</sup>	12	30	25	4	4	35/2 1/2	15/1	60%	40%	
R-5	6,000 square feet	60	100	25/20 <sup>1,5</sup>	10	20	25	4	4	35/2 1/2	15/1	60%	40%	
R-6														
Single-family detached	5,000 square feet	50	100	10	8	16	25	4	4	35/2 1/2	15/1	60%	40%	
Existing two-family dwelling	6,000 square feet	60	100	10	6	12	25	4	4	35/2 1/2	15/1	60%	40%	
Existing single-family semidetached	3,000 square feet	30	100	10	0 and 6	6	25	4	4	35/2 1/2	15/1	60%	40%	
LDR/OS-3 mandatory cluster, maximum gross density 1 dwelling unit/3 acres														
	1 acre	200	200	50	30	30	50	10	10	35/2 1/2	15/1	50%	30%	30%
LDR/OS-5 mandatory cluster, maximum gross density 1 dwelling unit/5 acres														
	1 acre	200	200	50	30	30	50	10	10	35/2 1/2	15/1	50%	30%	50%
WFD/AH					For bulk requirements, refer to § 110-32									
PRD/AH					For bulk requirements, refer to § 110-33									
PRD/V					For bulk requirements, refer to § 110-34									
PD-AH-3 and PAH-100 Overlay					For bulk requirements, refer to § 110-34.3									
L/W														
Single-family detached and mixed-use buildings	4,500 square feet	40	100	4 <sup>5</sup>	8	16	25	4	4	35/2 1/2	15/1	75%	40%	
Existing two-family attached and existing single-family semidetached residential and mixed-use buildings	5,000 square feet (two-family attached); 2,500 square feet (single-family semidetached)	40 (two-family attached); 22 (single-family semidetached)	100	4 <sup>5</sup> (residential); 2 (commercial)	0	12	20	4	4	35/2 1/2	15/1	75%	40%	
C-1	10,000 square feet	100	100	25	15	30	30	4	4	35/2 1/2	15/1	70%	30%	
C-2	10,000 square feet	100	100	10	10	20	30	4	4	35/2 1/2	15/1	80%	40%	
I-1 and I-3	5 acres	500	400	100	50 <sup>2</sup>	100 <sup>3</sup>	100 <sup>2</sup>	75	75	45/3	45/3	70%	55%	
I-2														
Individual industrial use on individual lot	5 acres	500	400	150	100 <sup>2</sup>	200 <sup>4</sup>	100 <sup>2</sup>	75	75	45/3	45/3	70	35	
Industrial park use, minimum tract area for industrial park shall be 50 acres	3 acres	300	400	100	100 <sup>2</sup>	200 <sup>4</sup>	100 <sup>2</sup>	75	75	45/3	45/3	70	45	

NOTES:

- <sup>1</sup> For corner lots, one side shall be considered the front yard and shall meet the greater setback, and the other side facing a second street may be reduced by 40%.
- <sup>2</sup> One side yard and rear yard may be reduced to zero feet when locating a principal building or structure next to a railroad right-of-way to provide access to said principal building or structure.
- <sup>3</sup> Two side yards may be reduced to 50 feet when locating a principal building or structure next to a railroad right-of-way to provide access to one side of said principal building or structure.
- <sup>4</sup> Two side yards may be reduced to 100 feet when locating a principal building or structure next to a railroad right-of-way to provide access to one side of said principal building or structure.
- <sup>5</sup> Porches, as defined, shall be permitted to encroach in the front yard setback up to seven feet and stairs are permitted to further encroach in the front yard up to four feet. All porches and stairs shall be set back at least one foot from the property line.