

540 Attachment 1

Township of Eastampton

Schedule A
Schedule of District Regulations

Zoning District	Minimum Lot Area	Minimum Lot Dimensions (feet)			Minimum Setbacks (feet)						Minimum Distance from Accessory Structure to Other Building(s) (feet)	Maximum Coverage			Maximum Density (dwelling units/acre)	Maximum Building Height (stories/feet)
					Front Yard		Side Yard		Rear Yard			Principal Building	Accessory Building	Impervious		
		Frontage	Width	Depth	Principal Building	Accessory Building	Principal Building	Accessory Building	Principal Building	Accessory Building						
R-A	15 acres	350	350	400	150	Prohibited ¹	100	20 ²³	100	20 ³	20 ³	3%	1%	N/A	0.067	2.5/35
ACR	15 acres	350	350	400	150	Prohibited ¹	100	20 ²³	100	20 ³	20 ³	3%	1%	N/A	0.067	2.5/35
R-L	20,000 sq.ft. ⁴ 1 acre ⁵	100	100	150	30	Prohibited ¹	20	5	30	5	10	25%	4%	35%	2.18	2.5/35
		150	150	200	50	Prohibited ¹	25	5	30	5	10	15%	2%	30%	1.00	2.5/35
RU-L	5 acres	200	200	200	75	Prohibited ¹	50	10	40	10	10	10%	1%	N/A	0.20	2.5/35
RU-L1	1 acre	100	100	200	50	Prohibited ¹	25	5	30	5	10	15%	2%	30%	1.00	2.5/35
RU-L2	1.5 acres	115	115	200	50	Prohibited ¹	30	5	30	5	10	15%	2%	30%	0.667	2.5/35
R-M	10,000 sq.ft.	85	85	85	35	Prohibited ¹	10	5	20	5	5	20%	3%	35%	4.356	2.5/35
R-H	10 acres	800	800	1,000	50	Prohibited ¹	50	20	50	20	50	35%	1%	65%	6.000	2.5/35
R-PRC	See § 540-29G for district regulations															
R-1B	See § 540-30F for district regulations															
R-1C	See § 540-31G for district regulations															
CNS	50 acres	800	800	1,000	150	Prohibited ¹	100	20 ²³	100	20 ³	20 ³	0.5%	0.25%	N/A	0.02	2.5/35
CLR	15 acres	350	350	400	150	Prohibited ¹	100	20 ²³	100	20 ³	20 ³	3%	1%	N/A	0.067	2.5/35
RMHP	See § 540-34E for district regulations															
CH	1 acre	175	175	175	50	Prohibited	25	20	40	20	20	30%	2%	65%	N/A	2/35
BP	20 acres	500	500	500	50	Prohibited	50	20	50	20	20	50%	2%	65%	N/A	4/50
LI	80,000 sq.ft.	200	200	400	50	Prohibited	25	20	30	20	20	30%	2%	65%	N/A	2/35
TCM1	35 acres	1,900	1,900	400	50	50	50	25	50	25	20	N/A	N/A	N/A	N/A	
TCM2	See § 540-44C(4) for district regulations															
TCM3-C1	See § 540-44D(4) for district regulations															
TCM3-C2	15,000 sq.ft.	100	100	150	0 ⁶	Prohibited ¹	10	5	10	5	20	35%	1%	N/A	3/45	
TCM3-RH	See § 540-44F(4) for district regulations															
TCM4	See § 540-44G(4) for district regulations															
TCM5	See § 540-44H(4) for district regulations															
TCM6	3 acres	200	200	200	25 from Woodlane Road 20 from Smithville Road	Prohibited ⁷	10	5	10	5	20	35%	1%	N/A	3/45	
TCAH	See § 540-44J(3) for district regulations															
TCO-1	1 acre	200	200	200	10 ⁶	Prohibited ¹	20	5	20	5	20	35%	1%	N/A	3/45	

TCO-2	See § 540-44N(4) for district regulations															
TCO-3	See § 540-44O(4) for district regulations															
TCR-1	See § 540-44K(4) for district regulations															
TCC	150 acres	2,500	2,500	1,000	50	50	50	25	50	25	20	N/A	N/A	N/A	N/A	
TCVO	4 acres	400	400	400	50	Prohibited ¹	25	20	40	20	20	20%	1%	N/A	3/45	

¹ Sheds are permitted in the front yard of corner properties and double-frontage properties pursuant to § 540-11E(3).

² Accessory buildings and structures for agricultural uses that do not house livestock may be as close as 50 feet to a side property line. Accessory buildings and structures for housing livestock for agricultural uses shall be no closer than 100 feet to a side property line.

³ Setbacks for seasonal farm labor housing shall comply with § 540-11F(2)(b)[2].

⁴ Lots served by public sanitary sewers and water service.

⁵ Lots served by individual septic systems and potable wells.

⁶ Maximum front yard setback for principal buildings shall be 20 feet.

⁷ Exceptions for accessory uses in the front yard are set forth in § 540-44I(5).