

LAND USE AND DEVELOPMENT

215 Attachment 6

Township of Ewing

Schedule of Area, Yard and Building Requirements

Zone District	Minimum Lot Size						Minimum Lot Size						Maximum Height		Lot Coverage (maximum)		Floor Area Ratio
	Interior		Corner		Lot Frontage (feet)	Lot Depth (feet)	Principal Building			Accessory Building			Principal Building Stories/Feet	Accessory Building Stories/Feet	Building	Total	
	Square Feet or Acres	Width (feet)	Square Feet or Acres	Width (feet)			Front Yard (feet)	Side Yard (feet)	Rear Yard (feet)	Side Lot Line (feet)	Rear Lot Line (feet)	To Principal Building (feet)					
R-1	18,750	125	22,500	150	125	125	50	20	40	10	10	20	2 1/2/35	1/15	15%	22% *24% w/condition	See Table
R-2	10,000	80	12,100	110	80	110	40	10	35	5	5	20	2 1/2/35	1/15	18%	26% *28% w/condition	See Table
R-3	7,500	75	10,000	100	75	90	25	10	25	5	5	15	2 1/2/35	1/15	23%	30% *32% w/condition	See Table
R-M	See § 215-17 for requirements.																
R-TH	See § 215-18 for requirements.																
TC	20,000	100	22,500	150	100	N/A	15 minimum 65 maximum	—	12'	5	—	—	See § 215-31		—	75%	—
B-N	5,000	50	7,500	75	—	—	25	5	5	5	5	—	2 1/2/35	1/15	—	75%	—
B-H	20,000	100	22,500	150	—	—	85	12	12	5	5	—	3/40	1/15	—	75%	—
PRO	20,000	100	22,500	150	—	—	50	12	40	15	15	—	3/40	1/15	35%	75%	—
OP-1	20 acres	500	20 acres	500	500	500	150	100	100	100	100	—	2/35	—	—	40%	13%
OP-2	5 acres	300	5 acres	300	250	300	75	50	50	50	50	—	3/40	—	—	50%	20%
OP-3	30,000	150	40,000	200	150	150	50	20	50	20	50	—	3/40	—	—	60%	25%
IP-1	3 acres	250	3 acres	250	—	—	75	35/10	75	25	25	—	3/40	1/15	35%	70%	—

EWING CODE

Zone District	Minimum Lot Size						Minimum Lot Size						Maximum Height		Lot Coverage (maximum)		Floor Area Ratio
	Interior		Corner		Lot Frontage (feet)	Lot Depth (feet)	Principal Building			Accessory Building			Principal Building Stories/Feet	Accessory Building Stories/Feet	Buildin g	Total	
	Square Feet or Acres	Width (feet)	Square Feet or Acres	Width (feet)			Front Yard (feet)	Side Yard (feet)	Rear Yard (feet)	Side Lot Line (feet)	Rear Lot Line (feet)	To Principal Building (feet)					
								0									
IP-2	15,000	100	18,750	125	—	—	25	10	10	10	10	—	2/35	1/15	50%	80%	—
IP-3	4,000	40	6,000	60	—	—	25	5	5	5	5	—	2/25	1/15	50%	80%	—
C	15,000	100	18,750	125	—	—	25	10	10	10	10	—	2/25	1/15	50%	80%	—