

ZONING

425 Attachment 3

Township of Nottingham

Schedule of Area and Bulk Regulations (§ 425-26)  
[4-19-2021 by Ord. No. 117; 11-21-2022 by Ord. No. 119]

Use	Minimum Lot Size							
	A-1 Agricultural	R-1 Rural Residential	R-2 Suburban Residential	R-3 Multifamily Residential	B-1 Limited Commercial	B-2 General Commercial	M-1 Industrial	Route 136 Corridor
Farm, equestrian facility	10 acres	10 acres	—	—	—	—	—	—
Commercial farm	20 acres	10 acres	—	—	—	—	—	—
Hobby farm	3 acres	—	—	—	—	—	—	—
Oil and gas development and production; oil and gas drilling subsurface facilities	10 acres	10 acres	10 acres	10 acres	10 acres	10 acres	10 acres	—
Detached single-family dwelling (without public sewage and water)	2 acres	1 acre	1 acre	1 acre	—	—	—	—
Detached single-family dwelling (with public sewage and water)	—	—	21,500 square feet, approx. ½ acre	—	—	—	—	—
Two-family dwelling	—	—	—	10,000 square feet	—	—	—	—
Natural gas compressor and natural gas processing facilities	50 acres	—	—	—	—	—	—	—
All other land uses	1 acre	1 acre	1 acre	1 acre	21,500 square feet, approx. ½ acre	21,500 square feet, approx. ½ acre	21,500 square feet, approx. ½ acre	2 acres
All other land uses with public water and sewer	—	—	21,500 square feet, approx. ½ acre	—	—	—	—	—

NOTTINGHAM CODE

	Bulk Regulations							
	A-1 Agricultural	R-1 Rural Residential	R-2 Suburban Residential	R-3 Multifamily Residential	B-1 Limited Commercial	B-2 General Commercial	M-1 Industrial	Route 136 Corridor
Minimum lot width	1- to 10-acre lots: 150 feet Lots over 10 acres: 300 feet	1- to 10-acre lots: 150 feet Lots over 10 acres: 300 feet	With public sewer: 90 feet All others: 125 feet		90 feet	90 feet	150 feet	—
Maximum lot coverage	20%	30%	30%	35%	40%	40%	40%	—
Minimum front and rear yards	50 feet	50 feet	40 feet	30 feet	Front: 40 feet Rear: Lots adjoining A-1 or R Districts: 50 feet All others: 25 feet	Front: 40 feet Rear: Lots adjoining A-1 or R Districts: 50 feet All others: 25 feet	Front: 50 feet Rear: Lots adjoining A-1 or R Districts: 100 feet All others: 40 feet	—
Minimum side yard	30 feet	25 feet	25 feet		Lots adjoining A-1 or any R District: 50 feet All others: 10 feet	Lots adjoining A-1 or any R District: 50 feet All others: 10 feet	Lots adjoining A-1 or any R District: 100 feet All others: 20 feet	—
Principal structure maximum height	50 feet	50 feet	50 feet	35 feet	45 feet	45 feet	45 feet	50 feet
Accessory farm structure <sup>1</sup> maximum height	—	—	—	—	—	—	—	—
Accessory structure maximum height	45 feet	40 feet	20 feet	20 feet	45 feet	45 feet	45 feet	45 feet

\*Dashes denote nonapplicable.

**NOTE:**

<sup>1</sup> Including structures associated with the farm, commercial farm, and equestrian facility land uses.