

ZONING

154 Attachment 1

Schedule of Area and Height Requirements¹
Township of Mount Laurel

[Amended 6-18-1979 by Ord. No. 1979-13; 9-4-1979 by Ord. No. 1979-22; 11-1-1982 by Ord. No. 1982-34; 5-2-1983 by Ord. No. 1983-15; 1-16-1984 by Ord. No. 1984-1; 11-2-1987 by Ord. No. 1987-32; 4-18-1988 by Ord. No. 1988-8; 3-6-1995 by Ord. No. 1995-1; 1988-11-21-2005 by Ord. No. 2005-28; 2-2-2009 by Ord. No. 2009-2; 4-22-2019 by Ord. No. 2019-12; 8-15-2023 by Ord. No. 2023-7]

District or Zone	Minimum Yard Size (See also buffer strip requirements.)											Maximum Lot Area That May Be Covered by Buildings	Minimum Main Building Floor Area (per household)		Maximum Height of Building or Structure (stories/feet)	Side Yard When Adjacent to a Residential District		
	Area of Lot Other Than Corner Lot (square feet)	Area of Corner Lot (square feet)	Width at Main Building (feet)	Frontage (feet)	All Buildings Except Residence Accessory Buildings				Accessory Buildings		Rear Yard Depth ² (feet)		Side Yard Width or Rear Yard Depth for Yard Not Adjacent to a Street (feet)	Yard Width Between Accessory Buildings or Between Accessory Building & Main Building (feet)			1-Story Building (square feet)	1 1/2-or-More Story Building (square feet)
					All Buildings		Side Yard Width		Yard Not Adjacent to a Street	Combined Width of Both Side Yards (feet)								
					Front Yard Depth ² (feet)	Side Yard Width When Adjacent to a Street ² (feet)	Yard Not Adjacent to a Street	Combined Width of Both Side Yards (feet)										
R-1	9,375	11,000	75	75	30	25	10	24	35	6 ³	10 ⁴	25%			2 1/2/35	N/A		
R-1D	10,000	12,000	80 (Interior Lot) 100 (Corner lot)	80 100	30	25	10	24	35	6 ⁴	N/A	N/A			2 1/2/35	N/A		
R-2	11,000	11,000	75	75	30	25	10	24	35	6 ⁴	N/A	20%			2 1/2/35	N/A		
R-3	20,000	20,000	100	100	30	30	15	35	50	6 ⁴	N/A	15%			2 1/2/35	N/A		
R-8	2 acres (min.)	2 acres (min.)	175	175	30	30	25	50	50	6 ⁴	N/A	15%			2 1/2/35	N/A		
MC Major Commercial	Not less than 50 contiguous acres				75	75	75	150	75	N/A	N/A	30%	N/A	N/A	/110	N/A		
Neighborhood Commercial	15,000	15,000	75	75	30	15	15	30	30	N/A	N/A	60%	N/A	N/A	/35	30		
Business	15,000	15,000	75	75	30	15	15	30	40	N/A	N/A	50%	N/A	N/A	/35	N/A		
Specially Restricted Industrial	40,000	40,000	150	100	50	70	20	50	50	N/A	N/A	50%	1,100	1,300	/50	N/A		
Industrial	40,000	60,000	100	150	50	70	20	50	50	N/A	N/A	50%	1,100	1,300	/60	N/A		
O-1 Office District	2 acres (min.)	2 acres (min.)	100	100	50	50	20	50	50	N/A	N/A	50%	N/A	N/A	/60	50		
O-3 Office-Residential District	2 acre (min.)	2 acre (min.)	100	150	50	50	20	50	50	5	N/A	50%	N/A	N/A	/35	25		

NOTES: PARC: Refer to PARC Ordinance 1972-12 (Art. XV of this chapter).
FLOODPLAIN: Refer to Floodplain Ordinance (Ch. 83 of this Code).

1. Measured from the building to the buffer line where applicable.
2. See definition of "corner lot" in § 154-5 for yard area setback requirements for corner lots.
3. No residential project shall include, for the purpose of density calculations, areas of freshwater wetlands, one hundred year floodplains, floodways and flood hazard areas.
4. If the lot is 10,000 square feet or less, see § 154-19C for alternative setback requirements.