

LAND DEVELOPMENT AND ZONING

310 Attachment 1

Township of Edgewater Park

Schedule of Area and Bulk Requirements

[Amended 11-16-2006 by Ord. No. 17-2006; 12-1-2009 by Ord. No. 2009-11; 3-16-2010 by Ord. No. 2010-4; 12-5-2017 by Ord. No. 2017-5; 12-4-2018 by Ord. No. 2018-9; 3-5-2019 by Ord. No. 2019-2]

| Zoning District | Density (dwelling units/acre) | Minimum Lot Requirements | | | Minimum Yard Requirements | | | | Maximum Principal Building and Structure Height (feet/stories) | Maximum Impervious Coverage (percent) | Minimum Habitable Floor Area (square feet) |
|-----------------|-------------------------------|----------------------------|--------------|--------------------|------------------------------------|---------------------|---------------------|----------------------------|--|---------------------------------------|--|
| | | Lot Area (square feet) | Width (feet) | Depth (feet) | Principal Buildings and Structures | | | | | | |
| | | | | | Front (feet) | One Side (feet) | Two Sides (feet) | Rear (feet) ⁽¹⁾ | | | |
| R-1 | — | 85,000 | 200 | 250 | 40 | 30 | 60 | 35 | 35 / 2 1/2 | 10% | 2,000 |
| R-2 | — | 40,000 | 150 | 200 | 30 | 20 | 50 | 35 | 35 / 2 1/2 | 20% | 1,000 |
| R-3 | — | 20,000 ⁽⁸⁾ | 120 | 140 | 30 | 12.5 | 25 | 35 | 35 / 2 1/2 | 30% | 900 |
| R-4 | — | 7,500 | 75 | 100 | 30 | 8 | 20 | 25 | 35 / 2 1/2 | 50% | 900 |
| R-5 | — | 12,000 | 60 | 200 | 30 | 8 | 20 | 30 | 35 / 2 1/2 | 40% | 1,000 |
| R-6 | — | 6,000 | 60 | 100 | 25 | 8 | 20 | 25 | 35 / 2 1/2 | 55% | 900 |
| R-7 | — | 32,000 | 150 | 200 | 30 | 20 | 50 | 35 | 35 / 2 1/2 | 20% | — |
| R-8 SF | — | 8,125 | 60 | 125 ⁽⁹⁾ | 25 | 10 | 20 | 25 | 35 / 2 1/2 | 40% | — |
| R-8 TH | — | 2,500 | 24 | 100 | 25 | ⁽¹⁰⁾ | ⁽¹⁰⁾ | 25 | 35 / 2 1/2 | 65% ⁽¹¹⁾ | — |
| R-8 MF | — | NA | NA | NA | 60 | 30 | 60 | 30 | 35 / 2 1/2 | 65% | — |
| R-LD | — | 6 acres | 500 | 500 | 75 | 50 | 100 | 75 | 35 / 2 1/2 | 5% | 1,800 |
| R-MF | 8 | 5 acres | 300 | 500 | 60 | 30 | 60 | 30 | 35 / 2 1/2 | 20% | See Art. 15 |
| R-AR | 8 | 35 acres | | 100/30 | 30 | 30 | 60 | 30 | 35 / 2 1/2 | 40% | — |
| R-AR-1 | 8 | ⁽²⁾ 30 acres | NA | NA | ⁽³⁾ 15 | ⁽⁴⁾ 7 | ⁽⁵⁾ 7 | 20 | 40 / 3 | 50% | — |
| C-1 | — | 10,000 | 100 | 100 | 10 | 15 | 30 | 10 | 35 / 2 1/2 | 65% | — |
| C-2 | — | 20,000 | 100 | 175 | 50 | 10 | 20 | 25 | 40 / 3 | 65% | — |
| C-3 | — | ⁽⁷⁾ | 200 | 200 | 60 | 30 | 60 | 50 | 45 / 3 | 60% | — |

EDGEWATER PARK CODE

| Zoning District | Density (dwelling units/acre) | Minimum Lot Requirements | | | Minimum Yard Requirements | | | | Maximum Principal Building and Structure Height (feet/stories) | Maximum Impervious Coverage (percent) | Minimum Habitable Floor Area (square feet) |
|-----------------|-------------------------------|--------------------------|--------------|--------------|------------------------------------|-------------------|-------------------|----------------------------|--|---------------------------------------|--|
| | | | | | Principal Buildings and Structures | | | | | | |
| | | Lot Area (square feet) | Width (feet) | Depth (feet) | Front (feet) | One Side (feet) | Two Sides (feet) | Rear (feet) ⁽¹⁾ | | | |
| | | 2 acres | | | | | | | | | |
| C-LI-1 | — | 1 acre | 200 | 200 | 60 | 30 | 60 | 50 | 45 / 3 | 50% | — |
| C-LI-5 | — | 5 acres | 300 | 500 | 60 | 50 | 100 | 50 | 45 / 3 | 65% | — |
| LI | — | 2 acres | 250 | 300 | 30 | 30 ⁽⁶⁾ | 60 ⁽⁷⁾ | 30 | 45 / 3 | 50% | — |
| I | — | 2 acres | 200 | 300 | 30 | 15 | 30 | 30 | 45 / 3 | 65% | — |
| C | — | 15 acres | 500 | 500 | 100 | 100 | 200 | 100 | 35 / 2 1/2 | 20% | — |
| R-TH/MF-TH | 8/10 | 2,000 | 20 | 100 | 20 | ⁽¹²⁾ | ⁽¹²⁾ | 20 | 40 / 3 | 65% | — |
| R-TH/MF-MF | 10 | 1 acre | N/A | N/A | ⁽¹³⁾ | 30 | 60 | 30 | 40 / 3 | 60% | — |

NOTES:

- ⁽¹⁾ For residential construction, a 5% grade shall not be exceeded for at least the first 25 feet of rear yard space abutting the primary structure in order to create usable rear yard of at least that depth.
- ⁽²⁾ Four thousand square feet for Court Home lots within project. Fifteen thousand square feet for Manor Homes within project.
- ⁽³⁾ Fifteen feet for Court Home lots within project. Twenty feet for Manor Home lots within project.
- ⁽⁴⁾ Seven feet for Court Home lots within project. Ten feet for Manor Home lots within project.
- ⁽⁵⁾ Seven feet for Court Home lots within project. Twenty-five feet for Manor Home lots within project.
- ⁽⁶⁾ Zero feet for principal buildings and structures served by a railroad siding located along a side yard property line.
- ⁽⁷⁾ Fifteen feet for both side yards combined when principal building or structure is surveyed by railroad siding located along a side yard property line.
- ⁽⁸⁾ If public water and sewerage are not utilized, then minimum permitted lot size shall be increased to 25,000 square feet.
- ⁽⁹⁾ Perimeter lots include a twenty-five-foot conservation easement that prohibits the location of structures therein, excluding fences.
- ⁽¹⁰⁾ Ten-foot side yard for end units. Twenty feet between two rows of units. No more than six units in a row.
- ⁽¹¹⁾ In the R-8 Zoning District, maximum impervious coverage shall allow an additional 250 square feet for rear patios for single-family attached (townhouse) units.
- ⁽¹²⁾ Ten-foot side yard for end units. Twenty feet between two rows of units. No more than eight units in a row.
- ⁽¹³⁾ Sixty-foot exterior roads, thirty-five-foot interior roads