

ZONING

190 Attachment 11

Township of Pemberton

Schedule of Area and Yard Requirements for the  
**R-17 Single-Family Residential District**  
 [Amended 5-6-1983 by Ord. No. 7-1983;  
 12-19-2012 by Ord. No. 17-2012; 3-16-2022 by Ord. No. 8-2022]

	<b>Clustered Detached Dwellings Based on Overall Gross Density of 17 Acres per Dwelling Unit<sup>3</sup></b>	<b>Detached Dwellings Without Functioning Public Water and Sewerage Facilities</b>	<b>Non- Cluster Cultural Housing, 3.2-acre Lots Pursuant to § 190-50P</b>	<b>Non- Cluster Cultural Housing, 1-acre Lots Pursuant to § 190-50Q or § 190-50R</b>	<b>Agricultural Commercial Establishments</b>
Principal building Minimum					
Lot area (acres)	1	17	3.2	1	1
Lot frontage (feet)	125	200 <sup>1</sup>	150	125	150
Lot width (feet)	125	200	150	125	150
Lot depth (feet)	200	300	300	200	150
Side yard, each (feet)	30	75	50	30	25
Front yard (feet)	50	200 <sup>2</sup>	200	50	75
Rear yard (feet)	60	100	100	60	40
Accessory building/structure Minimum distance to:					
Side line (feet)	15	25	25	15	25
Rear line (feet)	15	25	25	15	25
Principal building (feet)	20	25	25	20	25
Another accessory building/structure (feet)	15	15	15	15	15
Maximum					
Building coverage of principal building (percent)	10%	0.5%	15%	10%	15%
Building coverage of accessory building(s)and structures (percent)	5%	0.2%	1%	5%	5%

**NOTES:**

<sup>1</sup> May be reduced to 50 feet for a flag lot.

<sup>2</sup> May be reduced to 100 feet in agricultural areas or where environmental or physical limitations exist.

<sup>3</sup> In accordance with § 190-50S.