

ZONING

190 Attachment 13

Township of Pemberton

Schedule of Area and Yard Requirements for the
TC Town Center District
[Amended 9-6-1990 by Ord. No. 18-1990]

		Child-Care Centers
Principal building Minimum		
Lot area (square feet)	8,000	30,000**
Lot frontage (feet)	80	150
Lot width (feet)	80	150
Lot depth (feet)	100	150
Side yard	¹	40
Front yard (feet)	40	200*
Rear Yard (feet)	20	35
Accessory building Minimum		
Distance to side line (feet)	10	35
Distance to rear line (feet)	10	35
Distance to other building (feet)	20	35
Maximum		
Building coverage of principal building (percent)	60	—
Building coverage of accessory building(s) (percent)	5	—
Maximum impervious surface coverage (percent)	—	70

¹ In order to encourage an end product which provides parking, access and architectural continuity even where development occurs piecemeal and with diverse ownership, buildings may be attached and may be built to the interior side line(s) in order to be attached. Attached buildings may include two walls which must be keyed to each other. Where buildings are built to both side lot lines, the site plan shall be accompanied by appropriate legal material and plans showing property located loading spaces and trash receptacles with permitted access across adjacent properties. If structures are not attached, the side yard(s) shall be 20 feet.

NOTES:

* May be reduced to 75 feet if environmental or physical limitations exist.

** Lot size with sewers; without sewers, one acre.