

ZONING

190 Attachment 4

Township of Pemberton

Schedule of Area and Yard Requirements for the AR Agricultural Residential District³
[Amended 4-6-1989 by Ord. No. 11-1989; 12-16-2009 by Ord. No. 29-2009; 3-16-2022 by Ord. No. 8-2022]

| | Farms and Detached Dwellings | Clustered Detached Dwellings (based on 6 ac/du or 40 ac/du overall density) | Detached Dwellings Permitted Pursuant to § 190-12B(9) (Piney exempt) | Agricultural and Roadside Retail Sales Facilities |
|------------------------|-------------------------------------|--|---|--|
| Principal building | | | | |
| Minimum | | | | |
| Lot area (acres) | 6 | 1 | 3.2 | 1 |
| Lot frontage (feet) | 200 ¹ | 100 ¹ | 150 ¹ | 150 |
| Lot width (feet) | 200 | 100 | 150 | 150 |
| Lot depth (feet) | 400 | 250 | 300 | 150 |
| Side yard, each (feet) | 50 | 40 | 50 | 25 |

NOTES:

¹ May be reduced to 50 feet for a flag lot.

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

³ Existing residential lots that are in the AR District that are 6.0 acres or larger shall conform to the standards established in the AR Zone District. Existing lots between 3.0 acres and 5.99 acres shall conform to the standards established in the noncluster provisions of the R-3 Zoning District. Existing lots between 1.0 acre and 2.99 acres shall conform to the standards established in the R-1 Zoning District. Existing lots less than 1.0 acre shall conform to the nonsewer provisions of the R-80 and R-96 Districts.

PEMBERTON CODE

| | Farms and Detached Dwellings | Clustered Detached Dwellings (based on 6 ac/du or 40 ac/du overall density) | Detached Dwellings Permitted Pursuant to § 190-12B(9) (Piney exempt) | Agricultural and Roadside Retail Sales Facilities |
|---|-------------------------------------|--|---|--|
| Front yard (feet) | 200 ² | 200 ² | 200 ² | 75 |
| Rear yard (feet) | 100 | 100 | 100 | 40 |
| Accessory building/structure | | | | |
| Minimum distance to: | | | | |
| Side line (feet) | 25 | 15 | 25 | 25 |
| Rear line (feet) | 25 | 15 | 25 | 25 |
| Principal building (feet) | 25 | 20 | 25 | 25 |
| Another accessory building/structure (feet) | 15 | 15 | 15 | 25 |
| Maximum | | | | |
| Building coverage of principal building (percent) | 5 | 10 | 5 | 10 |
| Building coverage of accessory building(s) and structures (percent) | 5 | 2 | 1 | 2 |

NOTES:

- ¹ May be reduced to 50 feet for a flag lot.
- ² May be reduced to 100 feet in agricultural areas or where environmental or physical limitations exist.
- ³ Existing residential lots that are in the AR District that are 6.0 acres or larger shall conform to the standards established in the AR Zone District. Existing lots between 3.0 acres and 5.99 acres shall conform to the standards established in the noncluster provisions of the R-3 Zoning District. Existing lots between 1.0 acre and 2.99 acres shall conform to the standards established in the R-1 Zoning District. Existing lots less than 1.0 acre shall conform to the nonsewer provisions of the R-80 and R-96 Districts.