

ZONING

190 Attachment 6

Township of Pemberton

Schedule of Area and Yard Requirements for the
 R-60, R-80, R-96, R-100 and R-200 Single-Family and Two-Family Residential Districts
 [Amended 4-6-1989 by Ord. No. 11-1989; 12-17-2014 by Ord. No. 15-2014¹; 3-16-2022 by Ord. No. 8-2022]

Zoning District	Lot Area (square feet)	Principal Building Minimum Lot			Principal Building Minimum Yards			Accessory Building/Structure Minimum Distance to				Maximum Building Coverage	
		Frontage (feet)	Width (feet)	Depth (feet)	Side (feet)	Front (feet)	Rear (feet)	Side Yard (feet)	Rear Yard (feet)	Principal Building (feet)	Another Accessory Building/Structure (feet)	Principal Building (percent)	Accessory Building (percent)
R-60 Two-Family	6,000	50	50	100	10	25	40	5	5	10 ⁴	10	25	5
R-80 Single-Family	8,000	80	80	100	10	25	40 ¹	5	5	10 ⁴	10	25	5
R-96 Single-Family ³	9,600	80	80	120	10	25	40 ¹	5	5	10 ⁴	10	25	5
R-200 Single-Family	20,000	100	100	150	20	40	50	10	10	10 ⁴	10	20	5
Churches	60,000	200	200	200	50	50	50	10	40	40	20	10	2
R-100 Single-Family	10,000	80	80	125	10	25	40*	5	5	10	10	25	5
Area and Yard Requirements When Sanitary Sewerage Not Available													
R-80 and R-96	40,000 ⁴	100 ²	100	200	30	60	60	5	5	10	10	10	5

NOTES:

¹ May be reduced to twenty-five (25) feet for corner lots.

¹ Editor's Note: Except as otherwise provided in this chapter, any lawful use existing at the time of adoption of this amendment may be continued, although such use or building does not conform to the regulations in this chapter for the zone in which such land or buildings are located; provided, however, that:

- A. No nonconforming lot shall be further reduced in size.
- B. No nonconforming setback shall be further reduced or exacerbate an existing condition.
- C. No nonconforming building shall be enlarged, extended or increased unless such enlargement would reduce the degree of nonconformance.

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² May be reduced to fifty (50) feet for a flag lot.

³ **Editor's Note: Area and yard requirements for the R-100 Single-Family District, which followed the R-96 District in this schedule, were deleted 5-6-1983 by Ord. No. 7-1983.**

⁴ **[Amended 12-15-1994 by Ord. No. 8-1994]**

* May be reduced to 25 feet for corner lots

** 10,000 square foot requirement applies to residentially developed lots as of the adoption of this amendment. Residential development on vacant lots shall be subject to a one acre lot area requirement and compliance with the density transfer program standards of Section 190-50R