

ZONING

355 Attachment 1

Township of Delran

Area, Bulk and Buffer Schedule Agriculture and Residential Districts [Amended 1-18-2006 by Ord. No. 2005-39]

Zoning District	Minimum Lot Size	Minimum Lot Frontage (feet)	Minimum Lot Depth (feet)	Front Yard to County or State Right-of-Way (feet)	Front Yard to Other Right-of-Way (feet)	Rear Yard to County or State Right-of-Way (feet)	Rear Yard to Other Rear Property Line (feet)	Side Yard (feet)	Maximum Building Height	Maximum Impervious Cover (percentage)	Maximum Clearing Limit (Percentage)
A-1	1 acre	100	50	50	35 ²	50	35	20	2.5 stories/25 feet	60%	80%
R-1	15,000 square feet/10,000 square feet	50	75	50	35 ²	50	35	10	2.5 stories/25 feet ³	50%	80%
R-2	15,000 square feet	50	75	30	25 ²	30	30	10	2.5 stories/25 feet ³	60%	80%
R-3 ¹	--	--	--	--	--	--	--	--	--	--	--

NOTES:

Conditional uses in the above listed districts may have different area and bulk standards than those set forth in the above chart.

¹ Standards for the R-3 District are contained in the provisions of Ordinance No. 1966-3A previously codified as Chapter 86, Section 114 et seq., of the Revised General Ordinances of the Township of Delran which are incorporated herein and made a part hereof by reference.

² Porches satisfying the conditions set forth in the respective chapter sections may be located in the front yard setback from a right-of-way other than a county or state right-of-way.

³ Except in new subdivisions of 10 or more lots, the maximum height shall be 35 feet.