

ZONING

355 Attachment 2

Township of Delran

Area, Bulk and Buffer Schedule Nonresidential Districts (Except Agriculture A-1) [Amended 10-26-2005 by Ord. No. 2005-33]

Zoning District	Minimum Lot Size	Minimum Lot Frontage (feet)	Building Setbacks							Parking Setbacks								
			Front Yard to State Right-of-Way (feet)	Front Yard to County Right-of-Way (feet)	Front Yard to Other Right-of-Way (feet)	Rear Yard to Residential Zones (feet)	Rear Yard to Other Zones (feet)	Side Yard to Residential Zones (feet)	Side Yard to Other Zones (feet)	Minimum Buffer Width within Setback from Residential Zones (feet)	Maximum Building Height (feet)	Maximum Impervious Cover (percentage)	Maximum Clearing Limit (percentage)	From State Right-of-Way (feet)	From Other Right-of-Way (feet)	From Residential Zones (feet)	From Other Rear Yard (feet)	From Other Side Yard (feet)
NC-1	12,500 square feet	100	N/A	50	30	25	20	25	20	25	35	60%	70%	N/A	20	25	20	12.5
NC-2	10,000 square feet	100	N/A	20	20	20	10	20	10	15	35	80%	90%	N/A	20	20	20	10
C-1	20,000 square feet	100	100	50	30	25	20	25	20	25	35	60%	70%	25	20	25	20	12.5
C-2	40,000 square feet	200	75	50	25	75	25	75	25	50 ¹	35	60%	70%	25	25	50	20	12.5 ²
C-3	20,000 square feet	100	N/A	50	50	25	20	25	20	25	35	60%	70%	25	20	25	20	12.5
O-1	1 acre	150	N/A	N/A	60	100	60	50	30	50	50	60%	70%	N/A	30	50	30	10 ²
M-1	1 acre	150	N/A	60	60	100	60	50	30	40	50	60%	70%	N/A	30	40	30	10
M-2	1 acre	150	N/A	60	60	100	60	50	30	40	50	60%	70%	N/A	30	40	30	10
M-3	1 acre	150	N/A	60	60	100	60	50	30	40	50	60%	70%	N/A	30	40	30	10
PCD	30 acres/ 6,000 square feet	100	100	50/75	50/75	200	50	200	50	100	50/60	60%	70%	50	50	200	50	50
H	12,500 square feet	100	N/A	30	30	20	10	20	10	25	35	80%	90%	N/A	20	20	20	10

NOTES:

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

¹ Minimum buffer width within setback from state, county or local right-of-way: 25 feet.

² Zero feet may be permitted where cross-easements for parking are provided and maintained.