

ZONING

250 Attachment 2

**TOWNSHIP OF WESTAMPTON
SCHEDULE OF AREA, YARD and BULK REQUIREMENTS**

TABLE II

[Amended 4-28-1998 by Ord. No. 8-1998; 3-9-1999 by Ord. No. 7-1999; 2-13-2001 by Ord. No. 3-2001]

Zone	Minimum Lot Area (acres)	Minimum Lot Frontage and Width (feet)	Minimum Lot Depth (feet)	Minimum Yards			Maximum Floor Area Ratio	Maximum Impervious Coverage	Maximum Building Height (feet)
				Front (feet)	Rear (feet)	Side (feet)			
B-1 For retail sales and service, restaurants and offices	1.5	250	250	50	50	30	20%	60%	35
For other uses	4	250	300	75	75	40	20% ⁽¹⁾⁽²⁾	55%	35 ⁽⁵⁾
C	1	150	150	50	50	20	20%	60%	35 ⁽⁵⁾
OR-1	10	400	500	100	75	50	20% ⁽²⁾	55 ⁽³⁾	45 ⁽⁴⁾
OR-2	4	250	300	75	75	40	20% ⁽²⁾	55%	35 ⁽⁵⁾
OR-3	4	250	300	75	75	40	20% ⁽²⁾	55%	35 ⁽⁵⁾
I	5	300	350	100	50	50	—	80%	45

NOTES:

- ⁽¹⁾ For warehouses the maximum floor area ratio may be increased to 43%.
- ⁽²⁾ For light industry and laboratory, the maximum floor area ratio may be increased to 25%.
- ⁽³⁾ Maximum coverage may be increased by 1% for each 10 feet of additional front yard setback that is provided.
- ⁽⁴⁾ Maximum building height may be increased to 50 feet if the building has a minimum front yard setback of 150 feet.
- ⁽⁵⁾ Maximum building height may be increased to 45 feet if the building has a minimum front yard setback of 100 feet.