

ZONING

370 Attachment 1

Township of Willingboro

Schedule of Area, Yard and Height Requirements

Section	Zone District	Permitted Uses	Minimum Yard Requirements (feet)(d)										Maximum Lot Coverage (percent)	Minimum Floor Area (square feet)
			Minimum Size of Lot		Principal Building		Side		Detached Accessory Building		Maximum Building Height			
			Area (square feet)	Frontage (feet)	Front	Rear	One	Both	Rear	Side	Feet	Stories		
Ch. 370, Art. IV	R-1 ^h	1-family dwelling												
		(a)	20,000	150	25	20	6	13	4	4	35	2 1/2	35	600 ground floor 1,100 total floor area
		(b)	12,000	100	25	20	6	13	4	4	35	2 1/2	35	600 ground floor 1,100 total floor area
		(c)	6,500	65	25	20	6	13	4	4	35	2 1/2	35	600 ground floor 1,100 total floor area
Ch. 370, Art. V	R-1A	1-family dwelling ^h	Same as R-1											
		Townhouses	Minimum site area of 10 acres, with maximum of 8 dwellings per gross acre	350	50 (a)	50 (a)	50 (a)	100 (a)	—	—	35	2 1/2	25	720/d.u.
Ch. 370, Art. VI	R-1B	Planned unit residential development	40 acres	750	50	50	50	100			35	2 1/2	20 35 35	600 ground floor 1,100 total floor area 750/d.u.
		1-family dwelling ^h											35	
		(a)	20,000	150	25	20	6	13	4	4				
		(b)	15,000	125	25	20	6	13	4	4				

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			Area (square feet)	Frontage (feet)	Front	Rear	One	Both	Rear	Side	Feet	Stories		
		(c)	12,000	100	25	20	6	13	4	4				
Ch. 370, Art. VII	R-1C													
Ch. 370, Art. VIII	R-2 ^h	1-family dwelling												
		(a)	20,000	150	25	20	6	13	4	4	35	2 1/2	35	600 ground floor 1,100 total floor area
		(b)	12,000	100	25	20	6	13	4	4	35	2 1/2	35	600 ground floor 1,100 total floor area
		(c)	10,000	80	25	20	6	13	4	4	35	2 1/2	35	600 ground floor 1,100 total floor area
		1-family detached dwellings cluster designs ^c	8,000	40	25	20	7	15	4	4	35	2 1/2	40	600 ground floor
Ch. 370, Art. IX	R-3 ^h	1-family dwellings												
		(a)	20,000	150	25	20	6	13	4	4	35	2 1/2	35	600 ground floor 1,100 total floor area
		(b)	15,000	125	25	20	6	13	4	4	35	2 1/2	35	600 ground floor 1,100 total floor area
		(c)	12,000	140	25	20	6	13	4	4	35	2 1/2	35	600 ground floor 1,100 total floor area
		1-family detached dwellings cluster designs ^c	8,000	10	25	20	7	15	4	4	35	2 1/2	40	600 ground floor
Ch. 370, Art. X	A-1	Administrative and professional offices	20,000	100	25	20	15	25	10	10	35	2 1/2	35	1,000 total floor area

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Ch. 370, Art. XI	B-1	Primary business light industry	40,000 (c)	150	50 50	20 40	20 25	45 60	10 20	10 20	35(f) 35(f) 120(g)	2 1/2 2 1/2	50 30	1,000 3,000
Ch. 370, Art. XII	B-2	Planned neighborhood business center	8 acres	400	50	50	50	100	10	10	35	2 1/2	50	8,000 initial construction
Ch. 370, Art. XIII	B-3	Retail and service store	20,000 minimum 43,560 maximum	100	30	20	10	30	10	10	35	2 1/2	30	800
Ch. 370, Art. XIV	I-1 Industrial uses*	43,560	150	50	40	25	60	20	20	45	—			

* Includes manufacturing, fabrication, processing, warehousing, office buildings and other similar industries.

TOWNHOUSE NOTES: No townhouse structure shall be closer than 30 feet to any other townhouse structure or accessory building measured perpendicular to the building walls.

The above yard requirements, excepting iron, yard requirements, are to be measured from site boundary, zoned boundaries, and major arterials or parkways only, as the case may be. The minimum front yard requirements are to be measured to the nearest street right-of-way and may be reduced as follows:

- (a) Internal streets (33-foot to 50-foot right-of-way): average front yard setback not less than 20 feet; no front yard less than 15 feet. Average setback is to be computed for all dwelling units facing a particular cul-de-sac street.
- (b) Minor collector streets (50-foot to 60-foot right-of-way): average front yard setback not less than 25 feet; no front yard less than 20 feet. Average setback is to be computed for all dwelling units in each dwelling structure.
- (c) A major collector street and arterial streets (60-foot-wide or more right-of-way): minimum front yard setback of 25 feet. Average setback is to be computed for all dwelling units in each dwelling structure.
- (d) The minimum rear yard of any townhouse dwelling unit shall be 18 feet; provided, however, that the average rear yard depth shall be 20 feet, and there shall be a fenced, private, open rear yard of not less than 325 square feet in area for each townhouse unit.

Attached and detached private garages may encroach upon front yard space to the extent provided above for townhouse structures.

- (e) These yard requirements are to apply only to the periphery of the tract when other than a one-family detached dwelling is to be constructed on a lot which has as one of its lot lines a portion of the original tract boundary, which is also a common boundary with another lot or tract containing or zoned to permit one-family detached dwellings. They

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shall also apply when such lot line coincides with a street line and when the lot(s) or tract(s) perpendicular across the street contain or are zoned to permit one-family detached dwelling(s). The minimum yard requirements and lot sizes within a planned residential development shall be in accordance with § 370-27.

- (f) The maximum lot coverage establishes the total percent of the net land area which may be covered by buildings. Individual lot coverage may exceed 20%.

NOTES:

^a With no public water or sewers available.

^b With either (but not both) public water or sewers available.

^c With both public water and sewers available.

^d All yard requirements are measured to the building line.

^e See § 370-52.

^f See § 370-52.

^g Maximum height shall apply to all buildings fronting on Route 130. (See § 370-48.)

^h In R-1, R-2 and R-3 and one-family dwelling R-1A and R-1B Zone Districts, the rear yard setback requirement shall be 10 feet in situations involving swimming pools.

All structures shall be placed a minimum of 75 feet from any property line which is also a street line of the main travel way U.S. Route No. 130, but not to include property lines coincident with street lines of turnaround or jug handle areas.