

LAND USE

550 Attachment 3

Township of Mount Olive

SCHEDULE OF LIMITATIONS, RESIDENTIAL DISTRICTS

[Amended 3-23-1995 by Ord. No. 35-95; by Ord. No. 5-98; by Ord. No. 7-99; 9-30-2008 by Ord. No. 49-2008; 11-24-2009 by Ord. No. 24-2009; 2-28-2017 by Ord. No. 6-2017; 12-19-2023 by Ord. No. 35-2023; at time of adoption of Code (see Ch. 1, General Provisions, Art. I)]

Minimum Dimensions in Feet						Maximum Requirements					
Principal Structure/ Building Setbacks			Accessory Structure/ Building Setbacks								

Zoning District	Sq. Ft. Min Lot Area	Lot (a) Width	Lot Depth	Front Yard	Side (b) Yard	Rear Yard	Front Lot Line	Other Lot Line	Principal Building	% Bldg. Coverage	% Lot Coverage	Bldg./Struc. Height in Feet	Floor Area Ratio
RR-AA Rural Residential													
Detached dwellings	5 acres	250	NA	75	50	50	100	(c)	15	5	15	35	NA
Detached dwellings clustered (no sewers)	60,000	200	NA	50	40	50	75	(c)	15	10	20	35	NA
RR-A Rural Residential													
Detached dwellings	3 acres	200	NA	50	40	50	75	(c)	15	10	20	35	NA
Detached dwellings clustered (no sewers)	1 acre	150	NA	60 (e)	25	50	80	(c)	15	10	20	35	NA
R-1 Residential													
Detached dwellings (no sewers)	1 acre	150	NA	60 (e)	25	50	80	(c)	15	10	20	35	NA
R-2 Residential													
Detached dwellings (no sewers) (e)	1 acre	--	--	--	--	--	--	--	--	--	--	--	--
Detached dwellings	20,000	100	NA	45	20	40	65	(d)	15	15	25	35	NA
Detached dwellings clustered	10,000	80	NA	35	12	35	50	(d)	10	20	30	35	NA
Duplex/semiattached, per unit	7,500	60	NA	30	20	30	50	(d)	10	20	30	35	NA
Attached	2,500	20	NA	25	20	30	50	(d)	10	40	60	35	NA
R-3 Residential													
Detached dwellings (no sewers) (e)	1 acre	--	--	--	--	-	--	--	--	--	--	--	--
Detached dwellings	15,000	80	NA	40	20	40	60	(d)	15	20	30	35	NA
Detached dwellings clustered	8,000	65	NA	25	12	30	50	(d)	10	20	30	35	NA
Duplex/semiattached, per unit	4,000	40	NA	25	10	30	50	(d)	10	30	45	35	NA
Attached	2,500	20	NA	25	20	30	50	(d)	10	40	60	35	NA

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Zoning District	Sq. Ft. Min Lot Area	Lot (a) Width	Lot Depth	Front Yard	Side (b) Yard	Rear Yard	Front Lot Line	Other Lot Line	Principal Building	% Bldg. Coverage	% Lot Coverage	Bldg./Struc. Height in Feet	Floor Area Ratio
R-4 Residential													
Detached dwellings (no sewers) (e)	1 acre	--	--	--	--	--	--	--	--	--	--	--	--
Detached dwellings	10,000	80	NA	35	12	35	50	(d)	10	20	30	35	NA
Detached dwellings clustered	6,000	50	NA	25	10	30	50	(d)	10	25	35	35	NA
Duplex/semiattached, per unit	4,000	40	NA	25	10	30	50	(d)	10	30	45	35	NA
Attached	2,500	20	NA	25	20	30	50	(d)	10	40	60	35	NA
R-5 Residential													
Detached dwellings	10,000	80	NA	35	15	35	50	(d)	10	20	30	35	NA
Duplex/semiattached, per unit	6,000	50	NA	25	10	30	50	(d)	10	25	35	35	NA
Attached	2,500	20	NA	25	20	30	50	(d)	10	40	60	35	NA
Apartments	10 acres	300	300	50	50	50	75	(d)	15	20	45	35	NA
R-3SC	See standards set forth in § 550-101H.												
R-5ML Multifamily Residential	See standards set forth in § 550-101K.												
R-6 Age-Restricted/Inclusionary Residential	See standards set forth in § 400-100L.												
R-7 Active Adult and Inclusionary Housing Residential	See standards set forth in § 400-100M.												
R-8 Residential District	6,000	45	70	8	20	60	10	10	30	40	35	12	NA

NA = Not applicable.

- (a) The minimum lot frontage shall be the same as the lot width except that on curved alignments with an outside radius of less than 500 feet, the lot frontage shall not be less than 75% of the required minimum lot width.
- (b) The side yard requirement shown for duplex/semiattached and attached is for the end unit only. The interior side yard would be zero feet because the units are attached.
- (c) The minimum setback from the lot line shall be equal to 1.5 times the height of the accessory structure.
- (d) R-2-R-5: The maximum height is 15 feet (except § 400-82). The minimum setback shall be 1.5 times the height except for lots of one acre or less where the setback shall be five feet for accessory structures having a maximum height of 12 feet from grade to peak.
- (e) Bulk requirements of the applicable district shall apply.