

LAND DEVELOPMENT

13 Attachment 4

Township of Roxbury
Bulk Standards

Zone District	Lot Area (square feet)	Minimum Lot Width at Setback (feet)			Minimum Lot Frontage (feet)			Front Yard Setback (feet)	Rear Yard Setback (feet)			Side Yard Setback (feet)			Building Height (feet)		Impervious Coverage	Building Coverage
		Corner Lot (both sides)	Interior Lot	Cul-de-sac Lot	Corner Lot (both sides)	Interior Lot	Cul-de-sac Lot		Principle Building	Accessory Structures	Pool	Principle Building	Accessory Structures	Pool	Principle Building	Accessory Building		
R-1	40,250	200	175	175	200	150	100	50	50	10	15	20	10	15	35 max, 2 1/2 stories max	15	20%	15%
R 1.8	7,500 (185 acre tract)	100	75	65	n/a			50 (existing roads)	25, except where lot is adjacent to Mountain or Mooney Road then it shall be 50.	5	10	10	10	10	35 max, 2 1/2 stories max	15	35%	25%
								25 (minor roads)										
								20 (cul-de-sac roads)										
								25 (collector roads)										
R-2	25,000	150	125	125	150	110	75	50	50	10	15	15	5	10	35 max, 2 1/2 stories max	15	25%	15%
R-2.5	10,000	100	100	100	100	100	40	20	25	5	10	10	5	10			35%	25%
R-3	15,000	120	100	100	120	90	70	35	35	5	10	10	5	10			25%	15%
R-4	7,500	75	50	50	75	50	50	30	25	5	10	10	5	10			35%	20%
R-5	5 acre tract	See Ordinance																
R-6	10,000 (175 acre tract)	See Ordinance																
RR	3 acres	275	250	250	275	200	100	100	100	20	50	50	20	20	35 max, 2 1/2 stories max	15	20%	15%
RR-5	5 acres	275	250	250	275	200	100	100	100	20	50	50	20	20	35 max, 2 1/2 stories max	15	15%	10%
AH-2	See Ordinance																	
AH-3	See Ordinance																	
AH-3A	See Ordinance																	
AH-3B	See Ordinance																	
PO/R	10,000	85	75	n/a	85	75	n/a	40	20	5	n/a	10	5	n/a	35 max, 2 1/2 stories max	15	55%	.20 FAR or .25 FAR adjacent to a Highway
OS (Open Space)	3 acres	275	250	250	275	200	100	100	100	20	50	50	20	20	35 max, 2 1/2 stories max	n/a	20%	15% Residential 18% Non-Residential
GU	40,250	175	175	175	150	150	150	50	50	10	n/a	20	10	n/a	35, 2 1/2 stories max	n/a	70%	.25 FAR
B1	10,000	100	100	100	100	100	100	35	20	20	n/a	10	10	n/a	28 max, 2 stories max	n/a	60%	.20 FAR
B1A	20,000	125	125	125	125	125	125	40	20	20	n/a	10	10	n/a	35 max, 2 1/2 stories max	n/a	50%	.15 FAR
B-2	10,000	100	100	100	100	100	100	40	20	20	n/a	10	10	n/a	28 max, 2 stories max (40 by highway)	n/a	60%	.20 FAR
B-3	3 acres	300	300	300	300	300	300	40	30	30	n/a	25	25	n/a	28 max, 2 stories max	n/a	65%	.27 FAR
OB	5 acres	400	400	400	400	400	400	40	40	40	n/a	40	40	n/a	48 max, 4 stories max	n/a	55%	.25 FAR
MFR Multi-family	20 acres	See Ordinance													36 max, 3 1/2 stories max	See Ordinance		

Editor's Note: The Bulk Schedule has not been adopted by Township Ordinance. Please refer to Zoning Ordinance for specific details