

ZONING

217 Attachment 1

Township of Washington

Schedule of Area, Yard and Building Requirements

**[Amended 11-21-1983 by Ord. No. 28-83; 12-19-1983 by Ord. No. 35-83; 2-15-1988 by Ord. No. 3-88;
2-14-1996 by Ord. No. 1-96; 4-19-1999 by Ord. No. 5-99; 4-19-1999 by Ord. No. 7-99; 3-20-2000 by Ord. No. 2-00;
10-15-2001 by Ord. No. 32-01; 12-16-2002 by Ord. No. 45-02; 7-18-2005 by Ord. No. 27-05; 9-19-2005 by Ord. No. 36-05;
12-18-2006 by Ord. No. 27-06; 4-18-2011 by Ord. No. 03-11; 2-14-2018 by Ord. No. 03-18]**

	OR/I	OR	C-2	C-1	PUD ² / R-2	R-MDU ²	R-5	R-1/R-2	R-1 (h)	R-20 (h)	RCH/ C-2	GR/C	Golf Course
Minimum lot size ¹ (square feet)	200,000	200,000	80,000	20,000	80,000	80,000	200,000	80,000	40,000	20,000	3,000	10,000 (i)	150 acres
Lot frontage (feet)	75	75	75	75	75	75	75	75	75	75	–	75	300
Lot width (feet)													
Interior lots	200	200	200	100	175	175	275	175	150	100	50	80	--
Corner lots	200	200	225	125	200	200	300	200	175	125	50	100	--
Front yard (feet)													
Principal buildings (f)	100	100	100	50	75	75	100	75	50	35	15	30	(j)
Side yard (feet)													
Principal buildings	50	50	50	(c)	25	25	40	25	25	15	10	10	(j)
Rear yard (feet)													
Principal buildings	100	100	50	30	100	100	100	50(o)	50		25	25	(j)
Side yard (feet)													
Accessory buildings	50	50	50	10	25	25	25	10	10	15	–	–	--
Rear yard (feet)													
Accessory buildings	50	50	50	10	25	25	25	10(o)	10	10	–	–	--
Combined width of both side yards (feet)													
Principal buildings	100	100	100	(c)	30% (g)	30% (g)	30% (g)	30% (g)	25% (g)	30	–	25	--
Distance between buildings (feet)	--	--	--	--	--	--	--	--	--	--	--	--	
Maximum percentage of improved lot coverage	60%	60%	60%	60% (m)	15%	15%	15%	25%(n)	25%(n)	25%	–	30%	5%
Maximum floor area ratio (FAR)	.30	.30	.25	.15 (d)(m)	–	–	–	–	–	–	–	–	
Maximum height													
Stories	–	–	–	2½	2½	2½	2½	2½	2½	2½	2½	–	
Feet	35	45	45	35	35	35	35	35	35	35	35	–	
Maximum density (units per acre)	–	–	–	–	–	–	–	–	–	–	8.0	–	

WASHINGTON CODE

	OR/I	OR	C-2	C-1	PUD ² / R-2	R-MDU ²	R-5	R-1/R-2	R-1 (h)	R-20 (h)	RCH/ C-2	GR/C	Golf Course
Floor area of clubhouse	--	--	--	--	--	--	--	--	--	--	--	--	25,000 square feet, including a maximum of 10,000 square feet for dining areas as provided in § 217-74.1 (k)
Racquet courts	--	--	--	--	--	--	--	--	--	--	--	--	4 indoor courts; 4 outdoor courts

NOTES:

- (a) Minimum area requirements for all zones may be affected by other township codes and ordinances such as the Floodplain Ordinance and the slope modification factors of § 217-38.
- (b) Side and rear yard requirements may be reduced to 10 feet where a lot abuts a state highway.
- (c) None. If residences are included as part of any C-1 commercial use, the side yards required under the R-20 Zone shall be maintained.
- (d) Exclusive of residences.
- (e) See § 217-34C for FAR bonus increase for decreases in improved lot coverage.
- (f) See § 217-33C(1) for setback provision pertaining to corner lots.
- (g) Percent of lot width.
- (h) See §§ 217-39, 175-34B(3) and 175-34C(8) for area, yard and building requirements for lots created after the effective date of this footnote where connection to both a public sanitary sewer system and public water are not proposed.
- (i) The average lot size is not less than 10,000 square feet. The minimum lot size for an interior lot is 8,000 square feet, and the minimum lot size for a corner lot is 10,000 square feet. The minimum lot depth is 100 feet.
- (j) Required setbacks shall equal 1 foot for every 100 square feet of floor area in a building, provided that no building shall be closer than 300 feet from any property line, except that lightning shelters and rest room facilities shall be located no closer than 100 feet to any property line.
- (k) Includes floor area of basement of clubhouse and related facilities.
- (l) Area and yard requirements specified throughout Chapter 217 shall apply to principal and accessory structures and buildings. The extent of permitted development shall be calculated according to resource conservation calculations, as provided in Chapter 217, Article V, Supplementary Lot, Height and Yard Regulations, § 217-39.1.
- (m) If the provision of affordable housing in accordance with the New Jersey Council on Affordable Housing affordability guidelines and procedures is proposed, the applicant may be granted an increase in the maximum coverage from 60% to 65% and an increase in the maximum permitted floor area ratio (FAR) from .15 to .2, upon a showing, to the reasonable satisfaction of the Board, that such increase can be accommodated on the site.
- (n) Compliance with Chapter 170 is required for improved lot coverage in excess of 15%, subject to approval by the Township Engineer.
- (o) An additional ten-foot rear yard principal and accessory building setback shall be provided between conservation easement areas and other area restrictions, such as, but not limited to, steep slopes, wetlands and their transition area.

¹ See § 217-37 for flag lot area and setbacks.

² See § 217-61 for PUD uses and § 217-70 for R-MDU uses.