

ZONING

Township of Montgomery Chart 1

Accessory Use Setbacks

[Added 7-24-1989 by Ord. No. 17-058; amended 10-25-1999 by Ord. No. 99-119Z; 5-23-2005 by Ord. No. 05-197Z; 12-13-2021 by Ord. No. 21-325ZS]

District	Required Setback For:		
	Patios and Decks (feet)	Sheds ¹ (feet)	Swimming Pools ² and Tennis Courts (feet)
R-1 District (standard, cluster) and Historic Cluster			
Front yard	Not permitted	Not permitted	Not permitted
Side yard	15	3	15
Rear yard	15	3	15
R-2 District (standard)			
Front yard	Not permitted	Not permitted	Not permitted
Side yard	15	3	15
Rear yard	15	3	15
R-2 District (cluster) and Historic Cluster			
Front yard	Not permitted	Not permitted	Not permitted
Side yard	10	3	10
Rear yard	15	3	15
R-3 and R-3A Districts			
Townhouses			
Front yard	Not permitted	Not permitted	Not permitted
Side and rear yards	6, or on the lot line if physically joined to a common wall on the lot line	3	10
Twins/duplexes			
Front yard	Not permitted	Not permitted	Not permitted
Side yard	6	3	10
Rear yard	10	3	10
MHP District	See § 230-60	See § 230-60	Not permitted
R-5 District (standard, cluster) and Historic Cluster			
Front yard	Not permitted	Not permitted	Not permitted
Side yard	10	3	10
Rear yard	15	3	15
R-6 District (single-family detached)			
Front yard	Not permitted	Not permitted	Not permitted
Side yard	10	3	10
Rear yard	10	3	10
R-6 District (single-family attached)			
Front yard	Not permitted	Not permitted	Not permitted
Side yard and rear yard	6, or on the lot line if physically joined to a common wall on the lot line	3	10
R-6 District (patio)			
Front yard	Not permitted	Not permitted	Not permitted
Side and rear yard	6, or on the lot line if physically joined to a common wall on the lot line	3	10

NOTES:

¹ For corner lots, sheds must meet the minimum distance from the ultimate right-of-way as prescribed by the particular zoning district within which it is located.

² These setbacks apply to in-ground and aboveground pools only which are screened by a screen buffer, as outlined in § 205-52.0 of Chapter 205, of the Township's Subdivision Ordinance, or by a five- to six-foot opaque fence. See § 230-149B(1)(b) of the Township's Zoning Ordinance for details and regulations for in-ground pools which do not meet these requirements and for aboveground pools.