

ZONING

200 Attachment 1

Borough of Folsom

Table I
Use, Area, Yard and Bulk Regulations
(Schedule of Limitations)
[Amended 2-23-1989 by Ord. No. 217; 9-28-1989 by Ord. No. 217; 12-10-2019 by
Ord. No. 07-2019]

District	Area (acres)	Lot Width (feet)	Lot Depth (feet)	Yards (feet)			Coverage (percent)
				Side	Front	Rear	
AG	40	300	500	75	200	100	3%
F-20	20	300	500	75	200	100	3%
F-30	30	300	500	75	200	100	3%
FC	2	150	200	25	75	25	25%
RD	5.5	150	200	30	75	25	10%
RDC	1.0	150	200	25	75	25	25%
VR	2	135	200	20	75	50	20%
VI	2	200	200	50	100	50	25%

NOTES:

- (1) Regulations may be reduced for environmental or physical limitations (see text).
- (2) Maximum height in all districts is 35 feet.
- (3) Notwithstanding the minimum lot areas set forth above, no such minimum lot area for a nonresidential use within the AG, F-30, F-20, FC, RD or RDC Districts shall be less than that needed to meet the water quality standards of § 200-47B(4), whether or not the lot may be served by a centralized sewer treatment or collection system.
- (4) The minimum lot areas set forth above for the F-20, F-30, FC and RD Districts are for existing lots of record. Residential development of two or more units in these districts must be clustered on one-acre lots in accordance with § 200-15A(1) or 200-17A(1).