

ZONING

16 Attachment 2

Township of Warren

Schedule of Area, Yard and Building Requirements  
(Section 16-8)

[Ord. No. 93-24; Ord. No. 97-13, § 7; Ord. No. 2000-29, § 1; Ord. No. 01-23 § 2; Ord. No. 07-26 § 2; Ord. No. 13-20; Ord. No. 2016-23, Ord. No. 2016-28 § 3]

| 1          | 2                        | 3                | 4                           | 5                         | 6                      | 7                | 8                  | 9          | 10                              | 11             | 12                             | 13  | 14  | 15               | 16                     | 17                             |
|------------|--------------------------|------------------|-----------------------------|---------------------------|------------------------|------------------|--------------------|------------|---------------------------------|----------------|--------------------------------|---|---|------------------|------------------------|--------------------------------|
| Zone       | Minimum Lot Requirements |                  | Minimum Required Yard Depth |                           |                        |                  | Accessory Building |            | Maximum % Lot Coverage by Bldg. | Maximum Height |                                | Maximum % Lot Coverage by All Bldgs. and Pavement | Minimum Gross Floor Area                                    |                  | Permitted Modification | Max. Floor Area Ratio (F.A.R.) |
|            | Area (square feet)       | Lot Width (feet) | Principal Building          |                           |                        | Side Yard (feet) | Rear Yard (feet)   | In Stories |                                 | In Ft.         | One Story Bldgs. (square feet) |   | More than One-Story Bldg. Total of all Floors (square feet) |                  |                        |                                |
|            |                          |                  | Front Yard (feet)           | Min. One Side Yard (feet) | Both Side Yards (feet) |                  |                    |            |                                 |                |                                |   |   | Rear Yard (feet) |                        |                                |
| EP-250     | 6 acres                  | 150              | 75                          | 25                        | 50                     | 25               | 25                 | 25         | 7.5                             | 2              | 35                             | 20  | —   | —                | See                    | 0.125                          |
| CR-130/65  | 3 acres                  | 150              | 75                          | 25                        | 50                     | 25               | 25                 | 25         | 7.5                             | 2              | 35                             | 20  | —   | —                | District               | 0.125                          |
| R-65       | 65,340                   | 150              | 75                          | 25                        | 50                     | 25               | 25                 | 25         | 7.5                             | 2              | 35                             | 20  | —   | —                | Standards              | 0.125                          |
| R-65/SC    | 65,340                   | 150              | 75                          | 25                        | 50                     | 25               | 25                 | 25         | 7.5                             | 2              | 35                             | 20  | —   | —                |                        | 0.125                          |
| R-40       | 40,000                   | 100              | 50                          | 20                        | 40                     | 25               | 20                 | 25         | 10                              | 2              | 30                             | 20  | —   | —                |                        | 0.125                          |
| R-20V/R-20 | 20,000                   | 100              | 50                          | 20                        | 40                     | 25               | 20                 | 25         | 10                              | 2              | 30                             | 20  | —   | —                |                        | 0.125(7)                       |
| R-10       | 10,000                   | 100              | 25                          | 10                        | 20                     | 25               | 5                  | 5          | 20                              | 2              | 30                             | 35  |   |                  |                        | 0.25                           |
| CB         | 40,000                   | 100              | 75(1)                       | 10                        | 25                     | 25               | 10                 | 25         | 20                              | 2              | 25(4)                          | 75  | 2,500   | 2,500            |                        | 0.20                           |
| RBLR       | 40,000                   | 100              | 75(1)                       | 10                        | 25                     | 25               | 10                 | 25         | 15                              | 2              | 25(4)                          | 60  | 2,500   | 2,500            |                        | 0.15 (2) (3)                   |
| NB         | 20,000                   | 100              | 60                          | 10                        | 25                     | 25               | 10                 | 50         | 20                              | 2              | 25                             | 60  | 2,500   | 2,500            |                        | 0.20                           |
| BR-40      | 40,000                   | 100              | 35                          | 10                        | 25                     | 25               | 10                 | 50         | 15                              | 2              | 25(4)                          | 60  | 2,500   | 2,500            |                        | 0.15                           |
| BR-80      | 80,000                   | 100              | 60                          | 10                        | 25                     | 25               | 10                 | 50         | 15                              | 2              | 25(4)                          | 50  | 2,500   | 2,500            |                        | 0.15                           |
| GI         | 5 acres                  | 300              | 100                         | 65                        | 130                    | 65               | 25                 | 65         | 20                              | -              | 35                             | 60  | 5,000   | 5,000            |                        | 0.20                           |
| OR and ORH | 5 acres                  | 300              | 150                         | 50                        | 100                    | 65               | 25                 | 65         | 15                              | -              | 50                             | 50  | 10,000  | 10,000           |                        | 0.15 (5) (6)                   |

NOTES:

- (1) May be reduced to equal adjacent developed lots, but no less than thirty (30) feet in depth.
- (2) The allowed building square footage shall be increased in proportion to the amount of open space dedicated to the Township when an applicant for development of a property agrees to or has previously agreed to dedicate lands to the Township in excess of five (5) acres and said dedication is or has been accepted by the Township. No dedication of less than five (5) acres shall be accepted by the Township. The allowed square footage shall be at the rate of two thousand one hundred twenty-five (2,125) square feet for each acre dedicated to the Township with a portion of an acre being pro-rated. In order to qualify, the proposed development must include the proposed dedication as part of the application for preliminary site-plan approval. The dedication to the Township must be unrestricted.
- (3) See Section 16-14.
- (4) If roof is gabled or hipped, building height shall be permitted to thirty-five (35) feet. No additional stories are permitted.
- (5) The allowed building square footage shall be increased in proportion to the amount of land dedicated to the Township or the Warren Township Board of Education when an entity agrees to dedicate such lands in excess of ten (10) acres and the Township, in its sole discretion, accepts such donation or authorizes it to be made to the Warren Township Board of Education. No dedication of less than ten (10) acres shall be accepted by the Township or authorized for donation to the Warren Township Board of Education by the Township. The allowed increase in square footage shall be at the rate of six thousand six hundred sixty (6,660) square feet for each acre of land dedicated to the Township or the Warren Township Board of Education, with a portion of an acre being pro-rated. Any restriction on the land dedication will be subject to the Township's sole discretion.
- (6) See Section 16-18.
- (7) R-20 F.A.R. – See subsection 16-12.5(b) – (Permits F.A.R. of 0.20 in R-20 district only).