

DEVELOPMENT REGULATIONS

130 Attachment 1

TOWNSHIP OF LUMBERTON

SCHEDULE OF LIMITATIONS¹

[Amended 8-3-1992 by Ord. No. 1992-6; 7-17-1995 by Ord. No. 1995-10;

9-5-1995 by Ord. No. 1995-17; 2-1-1999 by Ord. No. 1999-4; 8-19-2002 by Ord. No. 2002-8; 4-17-2006 by Ord. No. 2006-8; 12-18-2006 by Ord. No. 2006-20; 9-11-2018 by Ord. No. 2018-25]

Zoning District and Permitted Uses	Minimum Lot Area or Lot Range (acres or square feet)	Minimum Gross Leasable Area ³ (square feet)	Minimum Dimensions (feet)								Maximum Allowed								
			Lot Width	Principal Building Yards				Accessory Building Setbacks			Total Building Coverage (percent)	Accessory Building Percent of Rear Yard	Accessory Building Coverage (square feet)	No. of Accessory Buildings	Total Lot Coverage (percent)	Building Height (feet)	Building Height (stories)	District Density (units per acre)	Floor Area Ratio
				Front Yard	Side Yard	Both Side Yards	Rear Yard	Street Line	Side/Rear Line	Principal Building									
RA Rural Agricultural																			
Farm	5 acres		400	100	50	100	100	100	100	25	NA	NA	NA	NA	NA	35 ⁷	NA	NA	NA
Detached dwelling	2 acres		200	100	50	100	75	100	15	15	10	3	2,500	3	15	35	2	NA	NA
Golf course	100 acres		600	100	100	200	100	100	50	50	3	NA	NA	NA	NA	35	2	NA	.06
R-1.0 Residential Low-Density																			
Dwelling (no sewer or water)	2 acres		200	100	50	100	75	100	15	15	10	5	900		15	35	2	NA	NA
Detached dwelling	1 acre		150	50	20	50	50	60	10	15	15	10	900		25	35	2	NA	NA
Detached dwelling (cluster)	15,000		100	35	12	30	50	50	10	15	20	15	750		30	35	2	1.0	NA
Duplex (per lot, cluster only)	10,000		80	30	0	25	40	50	5	15	20	20	600		30	35	2	1.0	NA
Farm	5 acres		400	100	50	100	100	100	100	25	NA	NA	NA		NA	35	NA	NA	NA
Golf course	50 acres		NA	100	100	200	100	100	50	50	NA	NA	NA		NA	35	2	NA	NA
R-2.0 Residential Medium Density																			
SFD (well and/or septic)	4 acres		200	100	50	100	75	100	15	15	10	5	2,500	3	15	35	2	1.0	NA
SFD (public water and sewer)	2 acres		120	40	15	30	50	50	10	15	20	15	2,000	3	30	35	2	1.0	NA
SFD (existing cluster)	10,000		80	30	10	25	40	40	5	10	25	20	1,200	2	40	35	2	1.0	NA
Semidetached (existing cluster)	6,000		50	30	0	15	40	40	5	10	35	25	500	2	45	35	2	1.0	NA
R-6.0 Residential Townhouses																			
Townhouses (per lot)	2,000		20	25	0	0	25	NA	NA	NA	40	NA	150	1	55	35	2	6	NA
Townhouses (gross)	5 acres		200	40	40	NA	40	75	15	15	20	NA	NA	NA	40	35	2	6	NA
Detached dwelling	20,000		120	40	15	30	50	50	10	15	20	15	1,200	2	30	35	2	NA	NA
Detached dwelling (cluster)	10,000		80	30	10	25	40	40	5	10	25	20	900	2	40	35	2	2	NA
Duplex (per lot, cluster only)	6,000		50	30	0	15	40	40	5	10	30	25	500	2	45	35	2	4	NA

NOTES:

¹ Additional bulk and area requirements are set forth in the text of this chapter and should be read along with this Schedule.

² The percentages shown apply to lot width.

³ Smaller stores located within the primary community/power retail center, but not including anchor stores, having a gross floor area in excess of 35,000 square feet shall not equal, in the aggregate, more than 33 percent of the total gross floor area of the entire center.

⁴ No structure or activity shall be permitted within the required front yard setback except for access drives.

⁵ The minimum lot size may be reduced to 20 acres for separate fee simple lots permitted within the community/power retail center establishments.

⁶ For provisions pertaining to sexually oriented businesses as a conditional use, see § 130-71P(4)(b)

⁷ Silos may rise to 50 feet.

⁸ SFD = Single-family detached dwelling; same as detached dwelling.

LUMBERTON CODE

Zoning District and Permitted Uses	Minimum Lot Area or Lot Range (acres or square feet)	Gross Leasable Area ³ (square feet)	Minimum Dimensions (feet)								Maximum Allowed									
			Lot Width	Principal Building Yards				Accessory Building Setbacks				Total Building Coverage (percent)	Accessory Building Percent of Rear Yard	Accessory Building Coverage (square feet)	No. of Accessory Buildings	Total Lot Coverage (percent)	Building Height (feet)	Building Height (stories)	District Density (units per acre)	Floor Area Ratio
				Front Yard	Side Yard	Both Side Yards	Rear Yard	Street Line	Side/Rear Line	Principal Building										
R-12.0 Residential Apartments																				
Garden apartments (eligibility for use)	5 acres		300	75	75	NA	75	75	40	40	20	NA	NA	NA	45	35	2	12	NA	
Townhouses (per lot)	2,000		20	25	0	0	25	NA	NA	NA	40	NA	150	1	55	35	2	6	NA	
Townhouses (eligibility for use)	5 acres		200	40	40	NA	40	75	15	15	20	NA	NA	NA	40	35	2	6	NA	
Detached dwelling	20,000		120	40	15	30	50	50	10	15	20	15	1,200	2	30	35	2	NA	NA	
Detached dwelling (cluster)	10,000		80	30	10	25	40	40	5	10	25	20	900	2	40	35	2	2	NA	
Duplex (per lot, cluster only)	6,0000		50	30	0	15	40	40	5	10	30	25	500	2	45	35	2	4	NA	
R-75 Residential																				
Detached dwelling	7,500		65	25	7	14	35	35	5	10	30	25	500		45	35	2	NA	NA	
B-1 Neighborhood Business																				
All uses	15,000		100	50	10	20	20	60	10	10	30	NA	NA		75	30	2	NA	0.4	
B-2 Highway Business																				
All uses	40,000		200	75	20	40	30	100	15	15	25	NA	NA		75	30	2	NA	0.3	
I-1 General Industrial																				
All uses ⁶	1 acre		150	50	20	40	40	60	15	15	30	NA	NA		70	40	NA	NA	0.4	
I-2 Planned Industrial																				
All uses	3 acres		250	70	20	40	60	80	20	20	30	NA	NA		70	40	NA	NA	0.3	
Community/power retail center establishment	30 acres ⁵	250,000 square feet	250	75 ⁴	20	40	60	80	20	20	30	NA	NA		75	40	NA	NA	0.3	
I-3 Industrial 3																				
All uses	5 acres	NA	250	70	20	40	60	80	20	20	30	NA	NA		60	40	NA	NA	0.25	
R-1 Rural Industrial																				
All uses	3 acres		250	70	20	40	60	80	20	20	30	NA	NA		70	40	NA	NA	0.3	
GB General Business																				
Site	1 acre		200	75	26	56	30	100	20	20	125	NA	NA		75	40	NA	NA	.3	
Park tract	10 acres		400	75	56	75	50	50	50	50	20	NA	NA		70	40	NA	NA	.3	
Site	30,000		125	35	20	30	20	20	20	20	30	NA	NA		80	40	NA	NA	.4	
H/A Historic Architectural																				
All uses	10,000		80	10	10% ²	30% ²	40	20	5	10	25	20	600		35	35	NA	NA	NA	

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