

ZONING

400 Attachment 2

Township of Coolbaugh

**Schedule of Development Standards
On-Site Water Supply and On-Site Sewage Disposal**

Zoning District	Minimum Lot Dimensions			Minimum Setbacks			Maximum Building Height (feet)	Maximum Coverage	
	Area	Width (feet)	Depth (feet)	Front (feet)	Side (feet)	Rear (feet)		Building	Lot
SP	5.0 acres	300	500	75	75	150	35	5%	10%
W-C	5.0 acres	300	500	75	75	150	35	5%	10%
R-1	2.0 acres	200	350	40	20	50	35	10%	15%
R-2	1.5 acres	150	200	40	20	50	35	10%	15%
R-3	12,000 square feet	80	150	25	12	40	35	20%	25%
C-1	1.5 acres	150	200	30	20	30	45	30%	40%
C-2	2.0 acres	200	200	30	20	30	45	40%	60%
C-3	1.0 acre	150	200	25	15	40	35	15%	40%
I and I-A	3.0 acres	250	400	40	20	20	60	30%	50%

Community Water Supply and On-Site Sewage Disposal

Zoning District	Minimum Lot Dimensions			Minimum Setbacks			Maximum Building Height (feet)	Maximum Coverage	
	Area	Width (feet)	Depth (feet)	Front (feet)	Side (feet)	Rear (feet)		Building	Lot
SP	4.0 acres	300	500	70	70	140	35	5%	10%
W-C	4.0 acres	300	500	70	70	140	35	5%	10%
R-1	1.5 acres	150	200	40	20	50	35	10%	15%
R-2	1.0 acre	150	200	40	20	50	35	15%	20%
R-3	12,000 square feet	80	150	25	12	40	35	20%	25%
C-1	1.0 acre	150	200	30	20	30	45	35%	50%
C-2	2.0 acres	200	200	30	20	30	45	40%	60%
C-3	0.5 acre	100	175	25	15	40	35	15%	40%
I and I-A	2.5 acres	200	350	40	20	20	60	35%	50%

COOLBAUGH CODE

On-Site Water Supply and Community Sewage Disposal

Zoning District	Minimum Lot Dimensions			Minimum Setbacks			Maximum Building Height (feet)	Maximum Coverage	
	Area	Width (feet)	Depth (feet)	Front (feet)	Side (feet)	Rear (feet)		Building	Lot
SP	3.0 acres	250	400	65	65	130	35	5%	10%
W-C	3.0 acres	250	400	65	65	130	35	5%	10%
R-1	1.0 acre	150	200	40	20	50	35	15%	20%
R-2	0.75 acre	125	200	25	15	40	35	15%	20%
R-3	12,000 square feet	80	150	25	12	40	35	20%	25%
C-1	1.0 acre	150	200	30	20	30	45	35%	50%
C-2	2.0 acres	200	200	30	20	30	45	40%	60%
C-3	10,000 square feet	80	100	25	12	30	35	20%	40%
I and I-A	2.0 acres	200	350	40	20	20	60	40%	50%

Community Water Supply and Community Sewage Disposal

Zoning District	Minimum Lot Dimensions			Minimum Setbacks			Maximum Building Height (feet)	Maximum Coverage	
	Area	Width (feet)	Depth (feet)	Front (feet)	Side (feet)	Rear (feet)		Building	Lot
SP	2.0 acres	200	350	60	60	120	35	10%	15%
W-C	2.0 acres	200	350	60	60	120	35	10%	15%
R-1	0.75 acre	125	200	40	20	50	35	15%	20%
R-2	0.5 acre	100	175	25	15	40	35	15%	20%
R-3	7,500 square feet	75	100	25	9	24	35	20%	25%
C-1	0.75 acre	125	200	30	20	30	45	35%	50%
C-2	2.0 acres	200	200	30	20	30	45	40%	60%
C-3	7,500 square feet	75	100	25	9	24	35	20%	40%
I and I-A	1.5 acres	150	200	40	20	20	60	40% ¹	60% ²

NOTES:

¹ Maximum building coverage for any single lot in a planned business center shall be 60%.

² Maximum lot coverage for any single lot in a planned business center shall be 75%, subject to the restrictions in § 400-83.