

# LAND USE

## Township of Robbinsville

### APPENDIX A

#### Schedule B Schedule of Area, Yard and Building Requirements for OC-1 Zone District [Amended 5-22-2008 by Ord. No. 2008-14]

<b>Zone</b>	<b>Minimum Lot Area (square feet)</b>	<b>Minimum Lot Width (feet)</b>	<b>Minimum Frontage (feet)</b>	<b>Minimum Front Yard (feet)</b>	<b>Minimum Lot Depth (feet)</b>	<b>Minimum Depth to Parking (feet)</b>	<b>Minimum Side Yard (feet)</b>	<b>Minimum Parking and Driveway Setback (feet)</b>	<b>Minimum Rear Yard* (feet)</b>	<b>Maximum Impervious Surface Ratio With Sewer</b>	<b>Maximum Impervious Surface Ratio Without Sewer</b>	<b>Minimum Gross Floor (square feet)</b>	<b>Maximum Floor Area Ratio With Sewer</b>	<b>Maximum Floor Area Ratio Without Sewer</b>	<b>Maximum Building Heights**</b>
OC-1	40,000***	150	150	100	250	20	20	10	30	0.60	0.30	3,000	0.20	0.10	25 feet or two stories

**NOTES:**

\* Driveways should be set back a minimum of 250 feet from public streets intersecting with Route 130.

\*\* This shall include screening of heating, ventilation and air-conditioning units.

\*\*\* Minimum lot area shall be usable lot area and shall exclude wetlands, one-hundred-year floodplains and areas of slopes of 10%.

ROBBINSVILLE CODE

APPENDIX A

Schedule C

Schedule of Area and Yard Requirements for H-1 and H-2 Historic Districts

Zone	Permitted Use	Minimum Lot Area* (square feet)	Minimum Lot Frontage (feet)	Minimum Lot Width (feet)	Minimum Lot Depth (feet)	Front Yard		Side Yard (feet)		Rear Yard (feet)	Accessory Minimum Distance to Side Yard (feet)	Buildings Minimum Distance to Rear Yard (feet)
						With Porch	Without Porch	One	Both			
H-1	Single-family detached dwelling units	5,000	45	45	125	15	20	5	18	30	5	5
H-2	Single-family detached dwelling units	15,000	100	100	150	35	35	10	25	35	5	5

NOTES:

\* Minimum lot area shall be usable lot area and shall exclude wetlands, one-hundred-year floodplains and areas of slopes in excess of 10%. The minimum usable lot area in the RR Zone District shall be 40,000 square feet. [Amended 12-28-2004 by Ord. No. 2004-39; 5-22-2008 by Ord. No. 2008-14]