

LAND DEVELOPMENT

115 Attachment 3

Township of Elsinboro

Schedule of District Regulations  
 Maximum-Minimum Building Standards  
 [Amended 11-7-1994 by Ord. No. 94-5; 11-5-2007 by Ord. No. 2007-6]

Zone	Type of Use	Minimum Lot Size			Minimum Yard Dimensions			Maximum Height (feet)	Maximum Lot Coverage %	
		Area	Width (feet)	Depth (feet)	FT (feet)	SD (feet)	RR (feet)		Building	Imp. Material
CONS	Principal uses	5 acres	300	400	60	30	60	35	5	5
	Accessory uses				60	25	25	35		
RR-A	Principal uses	75,000 square feet <sup>1</sup>	175	200	50	25	50	35	15	15
	Accessory uses				50	25	20	35		
LR	Principal uses	25,000 square feet	125	175	40	20 <sup>2</sup>	35	35	—	35
	Accessory uses				40	10	10	25		
MR	Principal uses	18,000 square feet	100	150	35	15	30	35	20	25
	Accessory uses				35	10	10	25		
C <sup>3</sup>	Principal uses	25,000 square feet	125	175	50	20	30	35	40	35
	Accessory uses				40	20	20	35		

Footnotes:

<sup>1</sup> Ordinance No. 94-5

<sup>2</sup> 20 feet aggregate; 5 feet minimum one side

<sup>3</sup> The requirements for the RR-A Zone shall apply to residential development

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Maximum-Minimum Building Standards**

**Residential Dwelling Units - Minimum Floor Area**

<b>No. of Bedrooms</b>	<b>Minimum Net Habitable Floor Area</b>	<b>Gross Habitable Floor Area (Including Storage) Single-Family Dwelling Unit</b>
1	660	800
2	900	1,080
3	1,200	1,440
4	1,600	1,920
5	2,000	2,400

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**Accessory Storage Shed Structures**

**[Added 12-18-2018 by Ord. No. 2018-05; amended 2-6-2023 by Ord. No. 2023-01]**

1. Minimum yard dimensions for accessory storage shed structures:

Zone	Minimum Yard Dimension (feet)		
	Front	Side	Rear
RR-A	6	2	2
LR*	6	2	2
MR*	6	2	2
CONS	6	2	2

\* NOTE: The following additional guidance shall be used to address residential lots fronting the Salem and Delaware Rivers:

Alternate front setback standards will be permissible for lots fronting on the Salem and Delaware Riverfront areas of the Township. Where development exhibits a "reverse frontage" orientation, the setback for the riverfront (technically the rear yard) shall not be less than the setback of the existing principal structure so as to not impinge on the adjoining lot's viewshed.

2. Storage shed allowances:
- A) Sheds must not be larger than 150 square feet. A variance is required for sheds larger than 150 square feet.
  - B) Shed must be under 10 feet in height.
  - C) Only one shed is permissible on any nonconforming lot.
  - D) Please reference § 115-41, Continuation of nonconforming uses and structures, for more details.
3. Procedure for accessory approval:
- A) Property survey with diagram of shed, including existing sheds or shed brochure, must be provided to Zoning Officer.
  - B) Applicant must make an appointment with Zoning Officer for review.
  - C) Applicant must maintain setbacks from side and rear property line.
4. Permits required for sheds:
- A) Less than 100 square feet: zoning permit required.  
No foundation system is required. These structures shall be of sufficient weight, as determined by the Construction Code Official, to remain in place during extreme weather conditions, or they shall be anchored to the ground.
  - B) 100 square feet to 150 square feet: zoning permit required.  
Sheds are required to be placed on a stone or concrete base not less than four inches in depth or shall have other frost-protection design. These structures shall be of sufficient weight, as determined by the Construction Code Official, to remain in place during extreme weather conditions, or they shall be anchored to the ground.
  - C) Greater than 150 square feet: zoning permit required.

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Planning Board approval required for setbacks. These structures should be of sufficient weight, as determined by the Construction Code Official, to remain in place during extreme weather conditions, or they shall be anchored to the ground.

- D) 200 square feet or greater: building and zoning permits required.  
Planning Board approval required for setbacks. Full footing and foundation system required.