

ZONING

23 Attachment 4

**23-3.4D. SCHEDULE OF YARD AND BUILDING HEIGHT LIMITATIONS FOR
DETACHED SECONDARY BUILDINGS IN RESIDENTIAL DISTRICTS*
TOWNSHIP OF SCOTCH PLAINS**

Paragraph	Zone	1	2	3	4
		Front Yard Setback for Secondary Buildings** (whichever is greater)	Side and Rear Yard Setbacks (feet) for Secondary Buildings >200 square feet.	Side and Rear Yard Setbacks (feet) for Secondary Buildings <200 square feet.	Maximum Height (feet/stories) (feet) for Secondary Buildings (whichever is less)
A	R-1	Rear of primary building line or 60 feet	30	5	18 ft.*** or 1-1/2 stories
B	R-1 Density Zoning	Rear of primary building line or 60 feet	15	5	18 ft.*** or 1-1/2 stories
C	R-2	Rear of primary building line or 40 feet	10	2	18 ft.*** or 1-1/2 stories
D	R-2A Albert's Farm	Rear of primary building line or 25 feet	6	2	18 ft.*** or 1-1/2 stories
E	R-2A Ponderosa Farms	Rear of primary building line or 20 feet	6	2	18 ft.*** or 1-1/2 stories
F	R-2B Shirewood	Rear of primary building line or 30 feet	10	2	18 ft.*** or 1-1/2 stories
G	R-2C Pitching Way	Rear of primary building line or 35 feet	9	2	18 ft.*** or 1-1/2 stories
H	R-2D Woodland Estates	Rear of primary building line or 25 feet	10	2	18 ft.*** or 1-1/2 stories
I	R-3	Rear of primary building line or 30 feet	8	2	18 ft.*** or 1-1/2 stories
J	R-3A	Rear of primary building line or 30 feet	5	2	18 ft.*** or 1-1/2 stories

NOTES:

* Secondary buildings attached to the primary building shall comply in all respects with the yard height and other requirements of this chapter applicable to primary buildings (see subsection 23-3.4A).

** For corner lots, front yard requirements shall apply to all street frontage portions of the lot.

*** 12-1/2 feet for all secondary buildings consisting of less than 200 square feet.