

ZONING

285 Attachment 10

Township of Pohatcong OR Office Research Performance Regulations

Principal Uses

OR Use Type	Minimum Lot Area (acres)	Minimum Lot Width (feet)		Maximum Depth (feet)	Maximum Height (story) (feet)	Minimum Yards (feet)			Maximum Impervious Surface Ratio	Maximum Floor Area Ratio
		@Setback	@Street			Front	Side	Rear		
Offices	2.5	100	100	1,000	2.5 35	50	50	50	.55	.25
Professional office parks										
External measurements	5	300	300	700	2.5 35	50	100	50	.40	.10
Internal components	1.5	100	100	375	2.5 35	50	50	50	.55	.25
Science and research laboratories	5	300	300	700	2.5 35	50	100	50	.40	.10

Additional requirements:

- (1) A two-hundred-foot buffer shall be required along any lot line abutting existing residential uses or zones. A fifty-foot buffer shall apply to residential uses or zones separated from the subject site by existing roadways.
- (2) Offices in basements are prohibited.
- (3) Not more than three buildings within 100 feet of one another shall be located on the same setback.
- (4) Not more than 40% of all buildings on the site may be connected, provided that such buildings are offset by 30% of the connecting wall, and provided further that the total floor area of all three buildings does not exceed 5,400 square feet.

Accessory Uses

OR Accessory Use Type	Maximum Height (feet)	Maximum Area (square feet)	Minimum Yards (feet)		
			Front	Side	Rear
Building and structure	22 ft. or 1.5 story	1,000	100	75	75