

ZONING

285 Attachment 11

Township of Pohatcong I Industrial Performance Regulations [Amended 3-21-2006 by Ord. No. 06-6]

Principal Uses

I Use Type	Minimum Lot Area (acres)	Minimum Lot Width (feet)		Maximum Depth (feet)	Maximum Height (story) (feet)	Minimum Yards ¹ (feet)			Maximum Impervious Surface Ratio	Maximum Floor Area Ratio
		@Setback	@Street			Front	Side	Rear		
Farms and agricultural uses	5	200	180	700	2.5 35	75	35	150	.10	-
Industrial parks										
External measurements	15	300	300	-	50	100	75	150	.50	.15
Internal components	2.5	100	100	800	50	25	25	25	.50	.15
All other uses	5	350	350	600	50	100	75 ² 100 ³	150 ² 200 ³	.50	.15

NOTES:

¹Add one foot to every setback for each foot of building height in excess of 30 feet.

²Adjoining nonresidential use or zone.

³Adjoining residential use or zone.

Additional requirements:

(1) Offices in basements are prohibited.

(2) Not more than three buildings within 100 feet of one another shall be located on the same setback.

(3) 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.