

ZONING

285 Attachment 13

Township of Pohatcong  
 AH Affordable Housing Development Performance Regulations

Principal Uses

AH Use Type	Minimum Lot Area (square feet)	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	One Side	Both Sides	Rear		
Single-family detached	5,000	50	35	-	- 35	15	6	15	20	-	-
Single-family semi-detached (maximum 4 units/building)	4,000	40	35	-	2.5 35	20	0 One side 12 Other side	-	20	.50	-
Duplex (maximum 2 units/building)	2,500	30	20	-	3 35	20	0 Inside unit 5 One side	12	20	.60	-
Triplex (maximum 3 units/building)	2,000	16	16	-	2.5 35	20	0 Inside unit 12 Outside	-	25	.60	-
Quadplex (maximum 4 units/building)	1,750	NA	50	-	2.5 35	20	0 One side 18 Other side	-	40	.50	-
Townhouse (maximum 12 units/building) <sup>1</sup>	2,000	20	20	-	- 35	25 w/gar. 15 w/o gar.	0 Inside unit 15 End unit	-	25	-	-
Apartments (maximum 24 units/building) <sup>2</sup>	-	-	-	-	35	-	-	-	-	-	-
Nonresidential uses	15,000	120	120	125	2.5 35	30	15	-	40	.55	.25
Houses of worship	217,800	300	235	700	- 52	100	75	-	200	.10	.05

NOTES:

<sup>1</sup> Townhouses:

- (a) Townhouse units attached on a single linear plane shall not contain more than six units. The maximum number of units per building is 12 units, provided that the following conditions are met:
  - (a) In the case of more than six attached units, the front facades of at least 40% of the number of units in a structure shall be set back or staggered not less than five feet behind the facades of the remaining units in such structure. Alternatively, individual facades shall provide relief in the facade of not less than five feet for more than 40% of the individual facade.
  - (b) Where an outdoor living space is included for each or any particular unit, it shall be provided with adequate visual screening from all other neighboring dwelling units, outdoor living spaces, parking areas and roadways. Screening may be accomplished with plant materials, masonry structures or wood fencing. Architectural elements, such as masonry walls and fences, shall be compatible in both style and materials with the dwelling unit.
  - (c) A minimum of 300 cubic feet of internal storage area, with a minimum height of six feet, shall be provided for each unit not including closets.
- (b) The minimum rear wall to rear wall distance between buildings shall be 50 feet.

<sup>2</sup> Apartments:

- (a) A combination of unit types, flats, vertical duplexes, townhouses and building configurations shall be permitted, in particular to make available smaller units (less than 800 square feet), which respond to the demographic trends of smaller household size, particularly one- and two-person households, 62 years and older, as well as the younger, single householder.
- (b) Attached apartment units on a single linear plane shall not exceed a length of 160 feet.
- (c) A minimum of 150 cubic feet of internal storage, with a minimum height of six feet shall be provided for each unit, not including closets.
- (d) All apartment or ground floor units shall have an exterior living space, such as a semiprivate patio.
- (e) Apartments may be constructed above shops, services or offices, on the second or third floors, not to exceed a total height of 35 feet.
- (f) Minimum distance from windowless wall to windowless wall shall be 20 feet.
- (g) Minimum distance from windowless wall to window wall shall be 30 feet.
- (h) Minimum distance from window wall to window wall shall be 40 feet.
- (i) Minimum distance from front or rear of building to front or rear of building shall be 50 feet.
- (j) Minimum distance from end or side of building to end or side of building shall be 30 feet.
- (k) Minimum distance from building face to right-of-way shall be 20 feet.
- (l) Minimum distance from building face to common parking area shall be 12 feet.