

# ZONING

## 285 Attachment 2

### Township of Pohatcong R-1 Rural Residential Performance Regulations [Amended 10-2-2001 by Ord. No. 01-9] Principal Uses

R-1 Use Type	Minimum Lot Area (acres)	Minimum Lot Width (feet)		Maximum Depth (feet)	Maximum Height (stories) (feet)	Minimum Yards (feet)			Maximum Impervious Surface Ratio	Maximum Floor Area Ratio
		@Setback	@Street			Front	Side	Rear		
Single-family dwellings	5	300	180	700	2.5 35	75	50	200	.05	-
Houses of worship	5	350	230	700	- 52	100	75	200	.10	.05
Farms	6 5 w/o residence	300	235	850	2.5 35	75	20	75	.10	-

### Accessory Uses

R-1 Accessory Use Type	Maximum Height (feet)	Maximum Area (square feet)	Minimum Yards (feet)		
			Front	Side	Rear
Garages	25	600	75	50	100
Animal pens	12	150	75	50	200
Home professional office	35	500	75	50	200
Swimming pools	10	NA	75	25	25
Home occupation	35	500	75	50	200
Farm stands	12	200	10	20	20
Housing facilities for farm workers	25	3,000	200	200	200
Patios	NA	NA	40	10	20
Decks, porches	Same as dwelling	NA	75	30	20
Storage shed	16	NA	75	20	20
Farm animal buildings	25	3,000	75	50	75
Poultry sheds<150 square feet	25	150	75	50	75
Poultry sheds>150 square feet	25	15,000	200	200	200
Farm machinery building	25	3,000	75	30	75