

ZONING

285 Attachment 4

Township of Pohatcong R-3A Residential Performance Regulations [Amended 10-2-2001 by Ord. No. 01-9]

Principal Uses

R-3A 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 with sewer and public water	17,500 sf.	100	75	175	2.5 35	50	15	75	.20	-
Single-family dwellings no public sewer or public water	65,625 sf.	175	100	375	2.5 35	60	20	80	.15	-
Houses of worship	5	300	235	700	- 52	100	75	200	.10	.05
Farms	6 5 w/o residence	200	180	850	2.5 35	75	20	75	.10	-

Accessory Uses

R-3A Accessory Use Type	Maximum Height (feet)	Maximum Area (square feet)	Minimum Yards (feet)		
			Front	Side	Rear
Garages	25	600	50 30 in cluster	15	20
Animal pens	12	150	75	35	40
Home professional office	35	500	50	20	75
Swimming pools	10	NA	60 30 in cluster	20	20
Home occupation	35	500	50	20	75
Farm stands	12	200	25	15	15
Housing facilities for farm workers	25	3,000	100	20	75
Patios	3	NA	@house setback	15	20
Decks, porches	20	NA	@house setback	10	20
Storage shed	16	200	@house setback	5	10
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 buildings	25	3,000	75	30	75