

# ZONING

## 285 Attachment 5

### Township of Pohatcong R-4 High-Density Residential Performance Regulations [Amended 10-2-2001 by Ord. No. 01-9] Principal Uses

R-4 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	9,375 sf.	75	45	125	2.5 35	30	10	40	25	-
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
Public and parochial schools	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-4 Accessory Use Type	Maximum Height (feet)	Maximum Area (square feet)	Minimum Yards (feet)		
			Front	Side	Rear
Garages	25	600	30	5	15
Animal pens	12	150	75	5	15
Home professional office	35	500	30	10	40
Swimming pools	10	NA	60	10	20
Home occupation	35	500	30	10	40
Farm stands	12	200	10	10	15
Housing facilities for farm workers	25	3,000	100	20	60
Patios	3	NA	@house setback	10	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 building	25	3,000	75	30	75