

ZONING

285 Attachment 7

Township of Pohatcong B-1 Professional Office Business Performance Regulations

Principal Uses

B-1 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	Side	Rear		
Single-family dwellings with public sewer and public water	5,000	40	35	100	2.5 35	15	6 15 both	20	.15	-
Single-family dwellings no public sewer and public water	65,625	175	100	375	2.5 35	60	15	80	.15	-
Two-family duplexes (on separate lots) with public sewer and public water	5,000/ unit	40	40	125	2.5 35	30	10 0 for common wall	40	.25	-
Two-family/duplex (on one lot with public sewer and public water)	10,000	80	80	125	2.5 35	30	10	40	.25	-
Offices with public sewer and public water	15,000	120	120	125	2.5 35	30	15	40	.55	.25

Accessory Uses

B-1 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 sheds	16	200	@house setback	5	10