

ZONING

294 Attachment 1

**Schedule 1
Area, Yard and Bulk Requirements for Residential Uses in the
Non-Pinelands Area of Winslow Township
[Amended 8-16-2022 by Ord. No. O-2022-018]**

Zoning District	Gross Density	Housing Type (1)	Minimum Lot Area	Minimum Yard Setbacks Principal Buildings			Accessory Buildings		Maximum % Lot Coverage by Building	Maximum % of Impervious Coverage	Maximum Building Height
				Front Yard	Side Yard (2)	Rear Yard	Side Yard (2)	Rear Yard			
RL	1 dwelling unit/acre	S.F.	1 acre (3)	50 ft	35 ft.	60 ft.	5 ft	5 ft.	20%	35%	35 ft.
RM	2 dwelling units/acre	S.F.	24,000 sq. ft.	40 ft.	15 ft.	45 ft.	5 ft.	5 ft.	20%	35%	35 ft.
		T.F.	48,400 sq. ft.(4)	40 ft.	15 ft.	45 ft.	5 ft.	5 ft.	25%	40%	35 ft.
		T.H.	2,000 sq. ft.	30 ft.	15 ft.	40 ft.	----	----	45%	60%	35 ft.
RH	3 dwelling units/acre	S.F.	12,100 sq. ft. (4)	40 ft.	15 ft.	45 ft.	5 ft.	5 ft.	30%	45%	35 ft.
		T.F.	24,200 sq. ft.	40 ft.	15 ft.	45 ft.	5 ft.	5 ft.	35%	50%	35 ft.
		T.H.	2,000 sq. ft.	30 ft.	15 ft.	40 ft.	----	----	45%	60%	35 ft.
		G.	60,000 sq. ft.	50 ft.	50 ft.	50 ft.	----	----	20%	35%	35 ft.
RC	1 dwelling unit/3.2 acres	S.F.	3.2 acres (6)	75 ft.	50 ft.	100 ft.	50 ft.	75 ft.	3%	17%	35 ft.

NOTES FOR SCHEDULE 1:

- (1) Abbreviations for housing type:
S.F. means single-family detached dwelling unit.
T.F. means two-family detached, or duplex unit.
T.H. means townhouse unit.
G. means garden apartments.
- (2) Side yard minimum setbacks are for each side yard.
- (3) [Amended 6-28-11 by Ord. No. O-2011-016] Minimum lot area for a single-family detached house in the RL Zoning District may be reduced to one-half acre (.5) if it is proposed in accordance with the provisions for Clustered Residential Development, per Article XIII of this Chapter. The Area, Yard, and Bulk Requirements for single-family detached housing proposed in the RL Zoning District under these provisions shall be as follows:
- (4) Minimum lot frontage 50 feet chapter 294-120.

WINSLOW CODE

Minimum Yard Setbacks							
Minimum Lot Area	Principal Buildings			Accessory Buildings		Maximum % Coverage by Buildings	Maximum Building Height
	Front Yard	Side Yard	Rear Yard	Side Yard	Rear Yard		
0.5 acres	40 ft.	15 ft.	45 ft.	5 ft.	5 ft.	2%	35 ft.

- (4) Minimum lot area for a two-family detached, or duplex, unit is for two units. To calculate the lot size for one unit, divide by two.
- (5) Minimum side yard when the building wall is not placed on the property line.
- (6) [Amended 6-28-11 by Ord. No. O-2011-016] Minimum lot area for a single-family detached house in the RC Zoning District may be reduced to two (2) acres if it is proposed in accordance with the provisions for Clustered Residential Development, per Article XIII of this Chapter. The Area, Yard, and Bulk Requirements for single-family detached housing proposed in the RC Zoning District under these provisions shall be as follows:

Minimum Yard Setbacks							
Minimum Lot Area	Principal Buildings			Accessory Buildings		Maximum % Coverage by Buildings	Maximum Building Height
	Front Yard	Side Yard	Rear Yard	Side Yard	Rear Yard		
2 acres	60 ft.	40 ft.	75 ft.	40 ft.	50 ft.	6%	35 ft.