

ZONING

225 Attachment 2

Egg Harbor Township

Schedule of Minimum Area, Yard and Building Requirements - Pinelands Residential Areas

Zone / Housing Type	Density	Min. Lot Size (square feet) <sup>g</sup>	Min. Lot Width (feet)	Minimum Required Yard Depths						Shed (under 200 sq. feet)		Shed (over 200 sq. ft. but less than 300 sq ft.) i		Maximum Impervious Coverage
				Front Yard (feet)			Rear Yard (feet)		Side Yard (feet)	Side Yard (feet)	Rear Yard (feet)	Side Yard (feet)	Rear Yard (feet)	
				State	County	Township	County	Rear Lot Line	Lot Line					
<b>RG-1</b>														
SFD (w/o PDC's)	1 du / acre	30,000	100	35	25	25	50	25	10	3	3	5	5	25%
SFD (W/PDC's)	1.5 du / acre	17,200	100	35	25	25	50	25	10	3	3	5	5	40%
<b>RG-2</b>														
SFD (w/o PDC's)	2 du / acre	16,000 <sup>e</sup>	100	35	25	25	50	25	10	3	3	5	5	35%, 45% <sup>f</sup>
SFD (W/PDC's)	3 du / acre	10,000 <sup>e</sup>	75	35	25	25	50	25	10	3	3	5	5	35%, 50% <sup>f</sup>
<b>RG-3</b>														
SFD (w/o PDC's)	3 du / acre	10,000	75	35	25	25	50	25	10	3	3	5	5	40%
SFD (W/PDC's)	4.5 du / acre	6,700	70	35	25	25 <sup>a</sup>	50	25	5,15	3	3	5	5	50%
Two-Family (w/o PDC's)	3 du / acre	7,000	80	35	25	25	50	25	10	3	3	5	5	35%
Two-Family (W/PDC's)	4.5 du / acre	5,500	55	35	25	25 <sup>a</sup>	50	25	10	3	3	5	5	45%
<b>RG-4</b>														
SFD	6 du / acre	6,500	60	35	25	25 <sup>a</sup>	50	25	5,15	3	3	5	5	50%
Two-Family	6 du / acre	4,400 <sup>b</sup>	44 <sup>b</sup>	35	25	25 <sup>a</sup>	50	25	0,10 <sup>d</sup>	3	3	5	5	50%
SF Attached	6 du / acre	2,200	20 <sup>b,c</sup>	35	25	25 <sup>a</sup>	50	25	0,20 <sup>d</sup>	3	3	5	5	55%
<b>RG-5</b>														
SFD	7.5 du / acre	6,500	60	35	25	25 <sup>a</sup>	50	25	5,15	3	3	5	5	50%
Two-Family	7.5 du / acre	3,500 <sup>b</sup>	35 <sup>b</sup>	35	25	25 <sup>a</sup>	50	25	0,10 <sup>d</sup>	3	3	5	5	55%
SF Attached <sup>h</sup>	7.5 du / acre	2,200	20 <sup>b,c</sup>	35	25	25 <sup>a</sup>	50	25	0,20 <sup>d</sup>	3	3	5	5	55%

NOTES:

<sup>a</sup> A minimum front yard setback of 20 feet with an average of 25 feet will apply for major subdivision applications.

<sup>b</sup> Min. lot areas and widths shown are per unit for two-family and attached dwelling units

<sup>c</sup> For all single family attached dwelling units, the minimum unit width may be 20 feet with an average width of 22 feet.

<sup>d</sup> For two-family and attached dwelling units, the first number indicates the distance between units and the second indicates distance between buildings.

<sup>e</sup> Lot sizes may be reduced in accordance with § 225-45 D(3).

<sup>f</sup> The first number corresponds to base lot coverage while the second applies when utilizing the cluster provisions of § 225-45 D(3).

<sup>g</sup> Within the Pinelands area, no residential dwelling unit shall be located on a parcel of less than 43,560 square feet unless public sewer is provided.

<sup>h</sup> Garden Apartments or mixed use developments shall adhere to the bulk standards for SF Attached dwellings unless otherwise modified pursuant to § 225-48

<sup>i</sup> Any shed over 300 sq.ft. would remain under the current setbacks for the R-1 - R6 and RG1 - RG5.