

Township of Lower Alloways Creek

Schedule of Area, Yard and Building Requirements

Zone District	Minimum Lot Area	Minimum Lot Width	Minimum Lot Depth	Minimum Setbacks			Maximum Building Height	Maximum Building Coverage	Maximum Impervious Coverage	Maximum Floor Area Ratio
				Front	Side	Rear				
Agricultural-Residential	1.5 Acres ¹	200 Feet	200 Feet	75 FT ² 100 FT ³	20 FT 20 FT	50 FT ⁴ 100 FT ⁵	35 Feet	10%	20%	N/A
Village Residential	8,500 SF	60 Feet	125 Feet	20 FT	10 FT	30 FT	35 Feet	25%	35%	N/A
Industrial	3.0 Acres	200 Feet	200 Feet	75 FT	40 FT	30 FT	45 Feet	N/A	50%	1-story building: .22 2-story building: .30
Wetlands	10 Acres	150 Feet	200 Feet	50 FT	20 FT	50 FT	35 Feet	15%	N/A	N/A
Conservation Park	25 Acres	250 Feet	200 Feet	150 FT	100 FT	300 FT	35 Feet	1.5%	N/A	N/A

NOTES:

- 1
- Minimum Lot Area* may be subject to increase depending upon soil permeability and depth to seasonal high water pursuant to Section 5.12.A.1.
- 2
- Minimum Front Yard Setback* for lots fronting on local roads.
- 3
- Minimum Front Yard Setback* for lots fronting on State or County roads.
- 4
- Minimum Rear Yard Setback* for lots less than two (2) acres in size.
- 5
- Minimum Rear Yard Setback* for lots two (2) acres or greater in size.