

ZONING

225 Attachment 2

Egg Harbor Township

Egg Harbor Township Master Plan 2002
Schedule of Minimum Area, Yard and Building Requirements - Pinelands Residential Areas
 [Added 11-13-2002 by Ord. No. 70-2012; amended 11-7-2012 by Ord. No. 46-2012]

Zone/Housing Type	Density	Minimum Lot Size (square feet) ^g	Lot Width (feet)	Minimum Required Yard Depths						Maximum Impervious Coverage
				Front Yard (feet)			Rear Yard (feet)		Side Yard (feet)	
				State	County	Township	County	Rear Lot Line	Lot Line	
RG-1										
SFD (w/o PDCs)	1 du/acre	30,000	100	35	25	25	50	25	10	25%
SFD (w/PDCs)	1.5 du/acre	17,200	100	35	25	25	50	25	10	40%
RG-2										
SFD (w/o PDCs)	2 du/acre	16,000 ^e	100	35	25	25	50	25	10	35%, 45% ^f
SFD (w/PDCs)	3 du/acre	10,000 ^e	75	35	25	25	50	25	10	35%, 50% ^f
RG-3										
SFD (w/o PDCs)	3 du/acre	10,000	75	35	25	25	50	25	10	40%
SFD (w/PDCs)	4.5 du/acre	6,700	70	35	25	25 ^a	50	25	5, 15	50%
2-family (w/o PDCs)	3 du/acre	7,000	80	35	25	25	50	25	10	35%
2-family (w/PDCs)	4.5 du/acre	5,500	55	35	25	25 ^a	50	25	10	45%
RG-4										
SFD (w/o PDCs)	4 du/acre	7,000	70	35	25	25 ^a	50	25	5, 15	45%
SFD (w/PDCs)	6 du/acre	6,500	60	35	25	25 ^a	50	25	5, 15	50%
2-family (w/o PDCs)	4 du/acre	6,500 ^b	65 ^b	35	25	25 ^a	50	25	0, 10 ^d	35%
2-family (w/PDCs)	6 du/acre	4,400 ^b	44 ^b	35	25	25 ^a	50	25	0, 10 ^d	50%
SF attached (w/o PDCs)	4 du/acre	2,200 ^{b, c}	20 ^{b, c}	35	25	25 ^a	50	25	0, 20 ^d	55%
SF attached (w/PDCs)	6 du/acre	2,200 ^{b, c}	20 ^{b, c}	35	25	25 ^a	50	25	0, 20 ^d	55%
RG-5										
SFD (w/o PDCs)	5 du/acre	6,500	60	35	25	25 ^a	50	25	5, 15	45%
SFD (w/PDCs)	7.5 du/acre	6,500	60	35	25	25 ^a	50	25	5, 15	50%
2-family (w/o PDCs)	5 du/acre	5,000 ^b	50 ^b	35	25	25 ^a	50	25	0, 10 ^d	40%
2-family (w/PDCs)	7.5 du/acre	3,500 ^b	35 ^b	35	25	25 ^a	50	25	0, 10 ^d	55%
SF attached (w/o PDCs)	5 du/acre	2,200 ^{b, c}	20 ^{b, c}	35	25	25 ^a	50	25	0, 20 ^d	55%
SF attached (w/PDCs)	7.5 du/acre	2,200 ^{b, c}	20 ^{b, c}	35	25	25 ^a	50	25	0, 20 ^d	55%

NOTES:

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

^b Minimum lot areas and widths shown are per unit for two-family and attached dwelling units.

^c For all single-family attached dwelling units, the minimum unit width may be 20 feet with an average width of 22 feet. The standard depth is 100 feet; therefore lot size may vary but must average 2,200 square feet.

^d For two-family and attached dwelling units, the first number indicates the distance between units and the second indicates distance between buildings.

^e Lot sizes may be reduced in accordance with § 225-45D(3).

^f The first number corresponds to base lot coverage while the second applies when utilizing the cluster provision of § 225-45D(3).

^g 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.