

ZONING

Schedule of Area and Bulk Requirements  
Township of Delanco, NJ

[Amended 3-7-2005 by Ord. No. 2005-5; 6-20-2005 by Ord. No. 2005-12; 12-18-2006 by Ord. No. 2006-25; 12-18-2006 by Ord. No. 2006-26; 3-16-2009 by Ord. No. 2009-4]

Minimum Lot Requirements					Principal Buildings and Structures			Accessory Building and Structures		Maximum Building and Structure Height		Maximum Lot Coverage (percent)	Maximum Building Coverage (percent)	Open Space Preserved (percent of tract)
Zoning District	Lot Area	Width (feet)	Depth (feet)	Front Yard (feet)	One Side Yard (feet)	Two Side Yards (feet)	Rear Yard (feet)	Side Yard (feet)	Rear Yard (feet)	Principle (feet/stories)	Accessory (feet/stories)			
R-1	1 acre	100	150	30/20 <sup>1,3</sup>	20	40	30	6	6	35/2 1/2	15/1	50%	25%	
R-1-30	30,000 square feet	100	100	30/20 <sup>1,3</sup>	20	40	30	6	6	35/2 1/2	15/1	50%	25%	
R-2	20,000 square feet	100	100	30/20 <sup>1,3</sup>	20	40	30	4	4	35/2 1/2	15/1	55%	40%	
R-3	10,000 square feet	80	120	25/20 <sup>1,3</sup>	15	35	35	4	4	35/2 1/2	15/1	60%	45%	
R-4	7,500 square feet	60	120	20/20 <sup>1,3</sup>	12	30	25	4	4	35/2 1/2	15/1	60%	40%	
R-5	6,000 square feet	60	100	25/20 <sup>1,3</sup>	10	20	25	4	4	35/2 1/2	15/1	60%	40%	
R-6														
Single-family detached	5,000 square feet	50	100	10	8	16	25	4	4	35/2 1/2	15/1	60%	40%	
Single-family attached	8,500 square feet	85	100	10	8	16	25	4	4	35/2 1/2	15/1	60%	40%	
LDR/OS-3 mandatory cluster, maximum gross density 1 dwelling unit/3 acres														
	1 acre	200	200	50	30	30	50	10	10	35/2 1/2	15/1	50%	30%	30%
LDR/OS-5 mandatory cluster, maximum gross density 1 dwelling unit/5 acres														
	1 acre	200	200	50	30	30	50	10	10	35/2 1/2	15/1	50%	30%	50%
WFD/AH	For bulk requirements, refer to § 110-32													
PRD/AH	For bulk requirements, refer to § 110-33													
PRD/V	For bulk requirements, refer to § 110-34													
C-1	10,000 square feet	100	100	25	15	30	30	4	4	35/2 1/2	15/1	70%	30%	
C-2	10,000 square feet	100	100	10	10	20	30	4	4	35/2 1/2	15/1	80%	40%	
I-1	5 acres	500	400	100	50 <sup>2</sup>	100 <sup>3</sup>	100 <sup>2</sup>	75	75	45/3	45/3	70%	55%	
I-2														
Individual industrial use on individual lot	5 acres	500	400	150	100 <sup>2</sup>	200 <sup>4</sup>	100 <sup>2</sup>	75	75	45/3	45/3	70	35	
Industrial park use, minimum tract area for industrial park shall be 50 acres	3 acres	300	400	100	100 <sup>2</sup>	200 <sup>4</sup>	100 <sup>2</sup>	75	75	45/3	45/3	70	45	

NOTES:

- <sup>1</sup> For corner lots, one side shall be considered the front yard and shall meet the greater setback and the other side facing the a street may be reduced to 20 feet.
- <sup>2</sup> One side yard and rear yard may be reduced to zero feet when locating a principal building or structure next to a railroad right-of-way to provide access to said principal building or structure.
- <sup>3</sup> Two side yards may be reduced to 50 feet when locating a principal building or structure next to a railroad right-of-way to provide access to one side of said principal building or structure.
- <sup>4</sup> Two side yards may be reduced to 100 feet when locating a principal building or structure next to a railroad right-of-way to provide access to one side of said principal building or structure.
- <sup>5</sup> Porches, as defined, shall be permitted to encroach in the front yard setback up to seven feet and stairs are permitted to further encroach in the front yard up to four feet. All porches and stairs shall be set back at least one foot from the property line.