

LAND DEVELOPMENT

67 Attachment 3

**Woodstown Borough Zoning Ordinance  
Schedule of District Regulations: Maximum-Minimum Building Standards**

Zone	Type of use	Maximum gross density	Minimum lot area	Minimum lot width	Minimum lot depth	Minimum front yard ***	Minimum side yard ***	Minimum rear yard ***	Maximum height	Maximum impervious coverage	Minimum common open space
CONS	Principal uses		5 acres	300	400	80	30	60	35	5	5
	Accessory uses					80	25	25	35		
R1	Principal uses		5 acres	150	200	40	30	40	35	20	10
	Accessory uses					40	25	25	35		
R2	Principal uses		6,000	50	100	30	10	20	35	20	10
	Accessory uses					30	10	10	25		
R3	Principal uses Single-family detached		6,000	50	100	30	10	20	35	20	10
	Twin/duplex		7,500	60	120	30	10	20	25		
	Accessory uses <sup>1</sup>					30	10	10	25		
R4	Principal uses		6,800	65	100	30	10	20	35	20	10
	Accessory uses					30	10	15	25		
R5 <sup>3</sup>	Principal use	3 units per acre	8,000	70	100	35	15	25	35	30	20
	Accessory	—	—	—	—	Not permitted	10	10	25	—	—
R6 <sup>3</sup>	Principal use-standard	2.5 units per acre	14,000	100	125	35	15	25	35	30	5
	Principal use-cluster*	2.5 units per acre	8,000	70	100	20	10	25	35	50	30
	Accessory	—	—	—	—	Not permitted	10	10	25	—	
LC	Principal uses		6,000	30	100	30	10	20	35	20	10
	Accessory uses					30	10	10	25		
C1	Principal use		Floor area ratio 2.0**	30	100				40		
	Accessory uses								25		
C2	Principal Use		25,000	125	175	50	15	20	35	15	15

WOODSTOWN CODE

Zone	Type of use	Maximum gross density	Minimum lot area	Minimum lot width	Minimum lot depth	Minimum front yard ***	Minimum side yard ***	Minimum rear yard ***	Maximum height	Maximum impervious coverage	Minimum common open space
	Accessory uses					50	5	10	25		
C32	Principal uses		25,000	125	175	50	15	20	35	15	65
	Shopping center		5 acres	400	400	150	15	40	35	25	55
	Accessory uses				50	5	10	25			
S1	Principal uses		1 acre	150	200	50	25	25	40		
	Accessory uses					50	15	10	35		
LI	Principal uses		3 acres	250	300	50	30	50	40		
	Accessory uses					50	20	20			
CR4	Principal use–standard	.125 units per acre	8 acres	300	300	80	30	60	35	10	n/a
	Single-family Use cluster*	.125 units per acre (1:8)	16 acre tract 20,000 sf lots	100	150	100 feet state or county road 50 feet local road	25	40	35	50	50

NOTES:

\*Minimum lot size: One (1) dimension, width or depth, must be greater than the minimum in order to achieve the minimum lot size.

\*\*C1 District does not contain a minimum lot area. Any permitted uses may not exceed a floor area ratio of two and zero-tenths (2.0).

\*\*\*All Zoning Districts [Added 6-14-11 by Ord. No. 2011-9]

Accessory structures under 100 sq. ft.

1 ft. from rear and side property lines

Accessory structures 100-200 sq. ft.

5 ft. from rear and side property lines to meet existing accessory use

Accessory structures over 200 sq. ft.

setbacks as listed in the Schedule of District Regulations

HISTORIES:

<sup>1</sup>[Added 3-28-88 by Ord. No. 394]

<sup>3</sup>[Amended 2-26-08 by Ord. No. 2008-1]

<sup>2</sup>[Added 8-22-88 by Ord. No. 401]

<sup>4</sup>[Amended 4-28-09 by Ord. No. 2009-10]