

ZONING SETBACKS AND REQUIREMENTS Frankford Township NJ

NUMEROUS SINGLE-FAMILY IMPROVED RESIDENTIAL LOTS IN LAKE COMMUNITES SUCH AS CULVER’S LAKE AND LAKE OWASSA, AND ELSEWHERE, ARE SUBSTANTIALLY UNDERSIZED. ADDITIONS TO A HOME WILL REQUIRE APPROVAL OF ORDINANCE 2005-09 FLOOR AREA RATIO. PARCELS UNDER 1 ACRE OF LAND, ADDITIONS/IMPROVEMENTS MUST MEET THE SETBACKS FOR THE FOLLOWING:

Lot Size:	7,500 square feet to 20,000 square feet
Lot Width:	50 feet
Lot Depth:	150 feet
Side Yard Setback:	15 feet
Front Yard Setback:	35 feet
Rear Yard Setback:	50 feet

Maximum Building Height 35 feet (vertical height is measured from the average elevation of the finished grade along the building to the top of the roof surface for mansard and flat roofs and too the vertical mid-point between the base of the roof and its peak for peaked roofs).

Lot Size:	20,001 square feet to 43,559 square feet
Lot Width:	100 feet
Lot Depth:	150 feet
Side Yard Setback:	20 feet
Front Yard Setback:	35 feet
Rear Yard Setback:	50 feet
Maximum Building Height:	35 feet (see definition above)

ZONING SETBACKS FOR 1 ACRE

Minimum Lot Size:	1 acre
Minimum Road Frontage:	150 feet
Front Yard Setback:	75 feet from ROW
Rear Yard Setback:	75 feet
Side Yard Setback:	40 feet

Any new subdivision will be required to follow the 5 acre zoning (with constraints).

Any zoning related questions you may have please contact 973-948-7592