

LAND MANAGEMENT

**Area, Yard and Bulk Regulations
LB-Local Business District
Township of East Amwell
[Amended 3-8-2001 by Ord. No. 01-02]**

| Use | Minimum Lot Requirements | | | Minimum Yards | | | Maximum Building Height (feet) | Maximum Lot Coverage | Maximum Floor Area Ratio (FAR) |
|----------------------------------|--------------------------------|--------------|--------------|---------------|-------------|-------------|--------------------------------|----------------------|--------------------------------|
| | Minimum Lot Size (square feet) | Width (feet) | Depth (feet) | Front (feet) | Side (feet) | Rear (feet) | | | |
| Principal structure | 12,000 ¹ | 75 | 50 | 30 | 10 | 25 | 35 | 0.50 | 0.12 |
| Accessory buildings ² | | | | | | | | | |

NOTES:

¹ Except service stations.

² The minimum distance of any accessory building to a property line or to a building on the same lot shall be the same as the principal building. The maximum height shall be 20 feet. Accessory buildings may not occupy an area totaling more than 25% of a required rear yard or a maximum of 2,000 square feet, whichever is smaller. In addition, accessory buildings erected on a corner lot shall be set back from the side street to comply with the setback line applying to the principal building.