

LAND MANAGEMENT

**Area, Yard and Bulk Regulations
HO-Highway and Office District
Township of East Amwell**

Use	Maximum Ratio Impervious	Minimum Lot Width (feet)	Minimum Lot Depth (feet)	Minimum Lot Area (acres)	Front Yard ¹ (feet)	Side Yard (feet)	Rear Yard (feet)	Maximum Height (feet)
Office; finance; mortuary; swim; gym; tennis	.25	250	250	2	100	75	100	20
Research; clinic; veterinary hospital; farm; nursery; retail farm markets ³	.25	300	300	5	100	100	100	20
Accessory building ²	NA	NA	NA	NA	100	30	30	20
House(s) of worship ⁴	0.08	400	400	10	200	100	200	30

NOTES:

¹ The front yard setbacks shall be unoccupied, planted areas. Parking and loading areas and other improvements shall not be placed in these areas.

² Accessory buildings may not occupy an area totaling more than 25% of a required rear yard or a maximum of 900 square feet, whichever is smaller, except that agricultural and horticultural buildings and windmills shall be excluded from these requirements. In addition, accessory buildings may be erected in the side or rear yard, except in the case of a farm, it may be erected beyond the minimum front yard setback of 100 feet. If erected on a corner lot, it shall be set back from the side street to comply with the setback line applying to the principal building. On a flag lot, it shall be set back 75 feet from all property lines regardless of the location of the principal building.

³ [Amended 11-12-1998 by Ord. No. 98-25]

⁴ [Added 3-13-2003 by Ord. No. 03-02]