



TOWNSHIP OF PEQUANNOCK

RESIDENTIAL BULK REQUIREMENTS

ZONE	LOT AREA	LOT FRONTAGE WIDTH	MAX BLDG. HEIGHT	FRONT YARD	REAR YARD	SIDE YARD	BUILDING COVERAGE	IMPERVIOUS COVERAGE
R-87	87,120 S.F.	200 FT DEPTH: 435 FT	2 ½ Stories or 35 Ft whichever is less	75 feet in depth	75 feet	25 ft each; aggregate of 2 side yards not less than 70 ft	8% of lot	20% of lot
R-45	45,000 S.F.	150 FT DEPTH: 300 FT	“	50 feet in depth	75 feet	20 ft each; aggregate of 2 side yards not less than 55 ft	10% of lot	25% of lot
R-22	22,000 S.F.	110 FT DEPTH: 200 FT	“	50 ft—where average set back is less than 50 ft, average setback shall apply	50 feet	15 ft each; aggregate of 2 side yards not less than 40 ft	15% of lot	30 % of lot
R-15	15,000 S.F.	100 FT DEPTH: 150 FT	“	50 ft—where average set back is less than 50 ft, average setback shall apply	40 feet	15 ft each; aggregate of 2 side yards not less than 35 ft	17% of lot	35% of lot
R-11	11,250 S.F.	90 FT DEPTH: 125 FT	2 ½ Stories or 32 ft whichever is less	50 ft—where average set back is less than 50 ft, average setback shall apply	30 feet	10 ft each; aggregate of 2 side yards not less than 25 ft	18% of lot	40% of lot
R-9	9,375 S.F.	75 FT DEPTH: 125 FT	“	35 feet	25 feet	10 feet each	20% of lot	42% of lot