

**Attachment 120:1**

**SCHEDULE OF AREA, YARD AND BUILDING REQUIREMENTS**

**Chapter 120: Land Use and Development Ordinance of the Borough of Spotswood**

Zone	Minimum Lot Requirements			Minimum Required Yard Depth (feet)						Maximum Height of Principal Building		Max % of Impervious Coverage by all Buildings and Pavement	Minimum Gross Floor Area (sf)		
	Area (sf)	Lot Width (feet)	Lot Depth (feet)	Principal Building			Accessory Building			Story	Feet <sup>1</sup>				
				Front Yard (feet)	Min One Side Yard (feet)	Total Both Side Yards (feet)	Rear Yard (feet)	Side Yard (feet)	Rear Yard (feet)	Max % of Lot Cover by Bldgs					
C	2 AC	200	200	50	25	-	50	10	10	35%	2 ½	35	55%	-	
PE	2 AC	200	200	50	25	-	50	10	10	35%	2 ½	35	55%	-	
R-10 or	10,000	100	100	25	10	20	25	5	5	20%	2 ½	35	35%	1,000	
R-10	2 AC	200	200	50	25	50	50	10	25	20%	2 ½	35	35%	N/A	
R-7.5	7,500	75	100	25	10	20	25	5	5	25%	2 ½	30	40%	1,000	
R-5	5,000	50	100	25	8	20	25	5	5	30%	2 ½	30	45%	1,000	
AR-MHP	50 AC	See text of zone for further details										1 ½	20	-	See Zone
TH	2 AC	250	250	50,30	40	-	40	25	25	30%	2 ½	30	60%	See Zone	
APT	3 AC	250	250	50,30	50	-	50	25	25	30%	2 ½	30	60%	See Zone	
SC	2 AC	250	250	50,10	25	-	25	25	25	30%	2 ½	30	60%	See Zone	
MSR <sup>2</sup>	5,000	50	100	15 <sup>2</sup>	5,15	-	60	5	5	50%	2 ½	30-35 <sup>1</sup>	80%	-	
NC	10,000	100	100	25	10	20	25	10	25	25%	2 ½	35	60%	2,000	
GC	40,000	200	200	30	25	50	30	10	25	20%	2 ½	35	55%	5,000	
LI	60,000	200	300	100	25	50	50	25	25	20%	2 ½	35	50%	10,000	
Rev. 5-1-14	<ol style="list-style-type: none"> <li>1. Building height shall be the story or the feet requirement, whichever is the lesser, except in the MSR Zone.</li> <li>2. See the text of each zone for additional details and bulk requirements</li> </ol>														