

**Schedule of Area, Yard and Building Requirements**

**Township of Warren**

**(Section 16-8)**

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	
			Minimum Required Yd. Depth (in feet)											Minimum Gross Floor Area in Sq. Ft.			
	Minimum Lot Requirements		Principal Building				Accessory Building Max Height 20 ft.			Maximum Height							
Zone	Area in Sq. Ft.	Lot Width in Ft.	Front Yard in Ft.	Min. One Side Yard in Ft.	Both Side Yards in Ft.	Rear Yard in Ft.	Side Yard in Ft.	Rear Yard in Ft.	Maximum % Lot Coverage by Bldg.	In Stories	In Ft.	Maximum % Lot Coverage by All Bldgs. & Pavement	One Story Bldgs.	More than One-Story Bldg. Total of all Floors	Permitted Modification	Max. Floor Area Ratio (F.A.R.)	
EP-250	6 Acres	150	75	25	50	25	25	25	7.5	2	35	20	-	-	See	0.125	
<b>CR-130/65</b>	<b>3 Acres</b>	<b>150</b>	75	25	50	25	25	25	7.5	2	35	20	-	-	District	0.125	
R-65	65,340	150	75	25	50	25	25	25	7.5	2	35	20	-	-	Standards	0.125	
R-65/SC	65,340	150	75	25	50	25	25	25	7.5	2	35	20	-	-		0.125	
R-40	40,000	100	50	20	40	25	20	25	10	2	30	20	-	-		0.125	
R-20V/R-20	20,000	100	50	20	40	25	20	25	10	2	30	20	-	-		0.125(7)	
R-10	10,000	100	25	10	20	25	5	5	20	2	30	35				0.25	
CB	40,000	100	75(1)	10	25	25	10	25	20	2	25(4)	75	2,500	2,500		0.2	
RBLR	40,000	100	75(1)	10	25	25	10	25	15	2	25(4)	60	2,500	2,500		0.15 (2) (3)	
NB	20,000	100	60	10	25	25	10	50	20	2	25	60	2,500	2,500		0.2	
BR-40	40,000	100	35	10	25	25	10	50	15	2	25(4)	60	2,500	2,500		0.15	
BR-80	80,000	100	60	10	25	25	10	50	15	2	25(4)	50	2,500	2,500		0.15	
GI	5 Acres	300	100	65	130	65	25	65	20	-	35	60	5,000	5,000		0.2	
OR & ORH	5 Acres	300	150	50	100	65	25	65	15	-	50	50	10,000	10,000		0.15 (5) (6)	

*(Ord. No. 93-24; Ord. No. 97-13, § 7; Ord. No. 2000-29, § 1; Ord. No. 01-23 § 2; Ord. No. 07-26 § 2; Ord. No. 13-20; Ord. No. 2016-23, Ord. No. 2016-28 § 3)*

Notes:

- 1) May be reduced to equal adjacent developed lots, but no less than thirty (30) feet in depth.

The allowed building square footage shall be increased in proportion to the amount of open space dedicated to the Township when an applicant for development of a property agrees to or has previously agreed to dedicate lands to the Township in excess of five (5) acres and said dedication is or has been accepted by the Township. No dedication of less than five (5) acres shall be accepted by the Township. The allowed square footage shall be at the rate of two thousand one hundred twenty-five (2,125) square feet for each acre dedicated to the Township with a portion of an acre being pro-rated. In order to qualify, the proposed development must include the proposed dedication as part of the application for preliminary site-plan approval. The dedication to the Township must be unrestricted.

- 3) See Section 16-14.

- 4) If roof is gabled or hipped, building height shall be permitted to thirty-five (35) feet.

**No additional stories are permitted.**

- 5) The allowed building square footage shall be increased in proportion to the amount of land dedicated to the Township or the Warren Township Board of Education when an entity agrees to dedicate such lands in excess of ten (10) acres and the Township, in its sole discretion, accepts such donation or authorizes it to be made to the Warren Township Board of Education. No dedication of less than ten (10) acres shall be accepted by the Township or authorized for donation to the Warren Township Board of Education by the Township. The allowed increase in square footage shall be at the rate of six thousand six hundred sixty (6,660) square feet for each acre of land dedicated to the Township or the Warren Township Board of Education, with a portion of an acre being pro-rated. Any restriction on the land dedication will be subject to the Township's sole discretion.

- 6) See Section 16-18.

- 7) R-20 F.A.R. - See subsection 16-12.5(b) - (Permits F.A.R. of 0.20 in R-20 district only).