

ARTICLE 6.00 – SCHEDULE OF REGULATIONS

Section 6.01 Table of Dimensions

Zoning District	Min Lot Area (sq ft/ acres)	Min Lot Width/ Road Frontage (ft)	Max Lot Coverage (%)	Min Front Setback – from r.o.w. line (ft) (3)	Min Side Setback (ft)	Min Rear Setback (ft)	Waterfront Setback – from high water line (ft)	Min Principal Building Size (sq ft)	Max Principal Building Height (ft)
A	2 acres	150 (1)	35	state highway/county primary road - 75 secondary or local road - 50 private road r.o.w. line - 17	10	40	50 (1)	1 BR – 750 2 BR – 864 3 BR – 1008 4 BR – 1200 Efficiency - 450	35 (2)
R-1	2 acres	150 (1)	35	state highway/county primary road - 75 secondary or local road - 50 private road r.o.w. line - 17	10	40	50 (1)	1 BR – 750 2 BR – 864 3 BR – 1008 4 BR – 1200 Efficiency - 450	35 (2)

Pine Grove Township Zoning Ordinance

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R-2	w/out public sewer – SF 19,800 2F 29,700 w/ public sewer – 12,500	w/out public sewer – 100 w/ public sewer – 70 (1)	35	state highway/county primary road - 75 secondary or local road – 50 private road r.o.w. line - 17	10	40	50 (1)	1 BR – 750 2 BR – 864 3 BR – 1008 4 BR – 1200 Efficiency - 450	35 (2)
R-3	w/out public sewer – SF 19,800 2F 29,700 (4) w/ public sewer – 12,500 (4)	w/out public sewer – 100 w/ public sewer – 70 (1)(4)	35	state highway/county primary road – 75 secondary or local road - 50 private road r.o.w. line - 17	10	40	50 (1)	1 BR – 750 2 BR – 864 3 BR – 1008 4 BR – 1200 Efficiency – 450 (4)	35 (2)
R-4	w/out public sewer – SF 19,800 2F 29,700 w/ public sewer – 12,500 MF (5)	w/out public sewer - 100 w/ public sewer – 70 (1)	35	state highway/county primary road - 75 secondary or local road - 50 private road r.o.w. line - 17	SF/2F - 10 MF - 25	SF/2F - 40 MF - 50	50 (1)	1 BR – 750 2 BR – 864 3 BR – 1008 4 BR – 1200 Efficiency – 450 (5)	35 (2) (5)

Pine Grove Township Zoning Ordinance

Zoning District	Min Lot Area (sq ft/ acres)	Min Lot Width/ Road Frontage (ft)	Max Lot Coverage (%)	Min Front Setback – from road r.o.w. line (ft) (3)	Min Side Setback (ft)	Min Rear Setback (ft)	Waterfront Setback – from waterfront property line or shoreline (ft)	Min Building Size (sq ft)	Max Principal Building Height (ft)
C-1	w/out public sewer – SF 19,800 2F 29,700 w/ public sewer – 12,500 MF - (5) commercial – 12,500	w/out public sewer - 100 w/ public sewer – residential - 70 commercial - 100	35	state highway/county primary road – residential - 75 commercial - 50 secondary or local road - 50	SF/2F - 10 MF - 25 commercial - 10	SF/2F - 40 MF - 50 commercial - 25		1 BR – 750 2 BR – 864 3 BR – 1008 4 BR – 1200 Efficiency – 450 (5)	35 (2) (5)
C-2	w/out public sewer – SF 19,800 2F 29,700 w/ public sewer – 12,500 MF - (5) commercial – 12,500	w/out public sewer - 100 w/ public sewer – 70 - residential 100 – commercial	35	state highway/county primary road – residential - 75 commercial - 50 secondary or local road - 50	SF/2F - 10 MF - 25 commercial - 10	SF/2F - 40 MF - 50 commercial - 25		1 BR – 750 2 BR – 864 3 BR – 1008 4 BR – 1200 Efficiency – 450 (5)	35 (2) (5)
I	12,500	100	35	50	25	25			35 (2)

Section 6.02 ***Notes to Table of Dimensions***

- (1) Subject to Section 9.21 – Waterfront Regulations.
- (2) Subject to the height exceptions set forth in Section 9.09 B. – Limitations on Height.
- (3) Subject to the yard conditions and exceptions set forth in Section 9.23 – Yard Encroachments.
- (4) Applicable only to lots located outside of a mobile home park.
- (5) See design requirements set forth in Section 8.14 – Multiple Family Dwellings.