

ZONING

27 Attachment 2

Township of Sandy

**TABLE 307
LOT YARD AND HEIGHT REQUIREMENT TABLE**

Zoning District	Min. Lot Areas¹ (square feet) or Acres	Min. Lot Width (feet)	Min. Front Yard⁵ (feet)	Min. Side Yard (feet)	Min. Rear Yard (feet)	Max. Height Structure³ (feet)	Lot Coverage Percent
R-U Residential Urban²							
Single-Family Dwellings	10,000 square feet	80	30	10	20	35	30%
R-1 Residential²							
Single-Family Dwellings	10,000 square feet	80	30	5	20	35	30%
Two-Family Dwellings ⁴	10,000 square feet	80	30	10	20	35	30%
Multifamily Dwellings ⁴	10,000 square feet or at least 4,000 square feet per dwelling unit	80	30	15	20	70	30%
R-A Residential Agricultural²							
Single-Family Dwelling	10,000 square feet	100	30	10	20	35	30%
Two-Family Dwelling	12,000 square feet	100	30	10	20	35	30%
Multifamily Dwellings ⁴	The greater of 15,000 square feet or 4,000 square feet per family	100	30	10	20	70	30%
C Commercial							
	10,000 square feet	60	20	10	30	35	65%
C-HLI Commercial-Light Industrial Highway							
	45,000	200	50	20	30	35	40%

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I Industrial	40,000	200	40	20	50	50	40%
CON Conservation and Recreation	40,000	150	50	30	50	35	20%
INT Institutional							
Multifamily Dwellings	100,000 square feet or at least 4,000 square feet per dwelling unit	80	30	15	20	70	30%
All Other Uses	20,000 square feet	120	30	20	40	70	40%

¹ Parcels lacking public sanitary sewer services must meet all DEP on-lot sewage requirements as set forth by the Township’s Sewage Enforcement Officer. All new lots in all zoning districts which do not have access to a public sewer system must be a minimum of one acre in size and must be successfully tested for a primary and a replacement on-lot sewage system.

² Nonresidential uses in “R” zones must meet the lot, yard and area requirements of single-family dwellings.

³ For barns and agricultural silos, the height limit is 70 feet (see below).

⁴ Must be serviced by public water system and community sanitary sewer facilities.

⁵ Corner lots may decrease required front yards on the long dimension by 30%, in accordance with § 27-403.1.

Note: Special regulations may require different standards than are shown on this table.