

Exhibit "A"  
TOWNSHIP OF EDGEWATER PARK

ZONING

SCHEDULE OF AREA AND BULK REQUIREMENTS

Zoning District	Density (du/acre)	Minimum Lot Requirements			Minimum Yard Requirements				Maximum Principal Building & Structure Height (feet/stories)	Max. Impervious Coverage (%)	Minimum Habitable Floor Area (sq. ft.)
					Principal Buildings & Structures						
		Lot Area (sq. ft.)	Width (ft.)	Depth (ft.)	Front (ft.)	One Side (ft.)	Two Sides (ft.)	Rear (ft.) <sup>(1)</sup>			
R-1	--	85,000	200	250	40	30	60	35	35 / 2½	10	2,000
R-2	--	40,000	150	200	30	20	50	35	35 / 2½	20	1,000
R-3	--	20,000 <sup>(8)</sup>	120	140	30	12.5	25	35	35 / 2½	30	900
R-4	--	7,500	75	100	30	8	20	25	35 / 2½	50	900
R-5	--	12,000	60	200	30	8	20	30	35 / 2½	40	1,000
R-6	--	6,000	60	100	25	8	20	25	35 / 2½	55	900
R-LD	--	6 (ac.)	500	500	75	50	100	75	35 / 2½	5	1,800
R-MF	8	5 (ac.)	300	500	60	30	60	30	35 / 2½	20	See Section 16-82
R-AR	8	35 (ac.)		100/30	30	30	60	30	35 / 2½	40	--
R-AR-1	8	<sup>(2)</sup> 30 (ac.)	N.A.	N.A.	<sup>(3)</sup> 15	<sup>(4)</sup> 7	<sup>(5)</sup> 7	20	40 / 3	50	--
C-1	--	10,000	100	100	10	15	30	10	35 / 2½	65	--
C-2	--	20,000	100	175	50	10	20	25	40 / 3	65	--
C-3	--	<sup>(7)</sup> 2 acres	200	200	60	30	60	50	45 / 3	60	--
C-LI-1	--	1 (ac.)	200	200	60	30	60	50	45 / 3	50	--
C-LI-5	--	5 (ac.)	300	500	60	50	100	50	45 / 3	65	--
LI	--	2 (ac.)	250	300	30	30 <sup>(6)</sup>	60 <sup>(7)</sup>	30	45 / 3	50	--
I	--	2 (ac.)	200	300	30	15	30	30	45 / 3	65	--
C	--	15 (ac.)	500	500	100	100	200	100	35 / 2½	20	--

<sup>(1)</sup>For residential construction, a five percent (5%) grade shall not be exceeded for at least the first twenty-five (25) feet of rear yard space abutting the primary structure in order to create usable rear yard of at least that depth.

<sup>(2)</sup>4,000 square feet for Court Home lots within project. 15,000 square feet for Manor Homes within project.

<sup>(3)</sup>15 feet for Court Home lots within project. 20 feet for Manor Home lots within project.

<sup>(4)</sup>7 feet for Court Home lots within project. 10 feet for Manor Home lots within project.

<sup>(5)</sup>7 feet for Court Home lots within project. 25 feet for Manor Home lots within project.

<sup>(6)</sup>Zero (0) feet for principal buildings and structures served by a railroad siding located along a side yard property line.

<sup>(7)</sup>Fifteen (15) feet for both side yards combined when principal building or structure is surveyed by railroad siding located along a side yard property line.

<sup>(8)</sup>If publicwater and sewerage are not utilized, then minimum permitted lot size shall be increased to 25,000 square feet