

STAFFORD TOWNSHIP RESIDENTIAL ZONING REQUIREMENTS

ZONE	MIN LOT AREA*	MIN WIDTH	MIN DEPTH	MIN FRONT	MIN SIDE/ COMBINED	MIN REAR	MAX HEIGHT	MAX COVER	ACCESSORY SIDE/REAR
								Building / Impervious	detached garage, shed, pool, etc.
R-90	9,000 sf	75'	110'	35'	10'/25'	30'	35'	40% / 55%	10'/5' **
R-75	7,500 sf	75'	100'	25'	10'/20'	20'	35'	40% / 55%	10'/5' **
RR-1	6,000 sf	75'	80'	20'	8'/20'	20'	35'	50% / 65%	4'/10' **
RR-2	4,000 sf	50'	80'	20'	4'/10'	20'	35'	40% / 65%	4'/10' **
RR-2A	4,000 sf	50'	80'	20'	4'/10'	20'	35'	40% / 65%	4'/10' **
R-2	20,000 sf	120'	150'	40'	20'/40'	30'	35'	20% / 30%	15'/15' **
R-3	15,000 sf	100'	125'	40'	20'/40'	30'	35'	30% / 45%	10'/10' **
R-4	10,000 sf	90'	100'	25'	15'/30'	30'	35'	30% / 50%	10'/10'
RA	1 acre (sewer)	150'	175'	50'	20'/50'	40'	35'	10% / 25%	15'/15'
	4 acres (septic)	300'	350'	75'	50'/100'	75'	35'	4% / 8%	40'/40'
RA-4	1 acre (sewer)	150'	175'	50'	20'/50'	40'	35'	10% / 25%	15'/15'
	4 acres (septic)	300'	350'	75'	50'/100'	75'	35'	4% / 8%	40'/40'
RA-5	5 acres	400'	500'	100'	75'/150'	100'	35'	3% / 6%	50'/50'
AH-20	5500 sf	50'	100'	20'	5'/10'	10'	35'	60%/65%	5'/5'

*** ALL LOT SIZES SHOWN ARE BASED ON THE AVAILABILITY OF SANITARY SEWER
UNLESS OTHERWISE NOTED**

Open decks: R-90 and R-75 = 15' from rear; RR-1, RR-2 and RR-2A = 10' from rear

Attached seasonal or screened enclosures (1st or 2nd floor): R-90 and R-75 = 15' from rear

Internal walkways & patios shall be set back at least 3' from all lot lines or the inside of the bulkhead
(whichever is closer to the dwelling)

** The permitted setbacks for accessory buildings under 100 sf on lagoon end lots in the RR-1, RR-2 and RR-2A zone is 4' from side and 6' from rear

**The permitted setbacks for sheds under 150 sf, are 2' from side and 5' from the rear and cannot exceed 12' in height in the R-90, R-75, R-2 and R-3 zones

Front yard setbacks on cul-de-sacs and lagoon end lots in RR-1, RR-2 and RR-2A Zones may be reduced to 15'

CURBS ARE REQUIRED IN R-75 AND R-90 ZONES. FOR DETAILS REFER TO STAFFORD CODE CHAPTER 187.

OFFICE HOURS - 8:30 AM - 4:30 PM, MONDAY- FRIDAY - CALL 609-597-1000 x 8535

revised 10/23/2024

MIN LOT AREA*	MIN WIDTH	MIN DEPTH	MIN FRONT SETBACK	MIN SIDE/ COMBINED SETBACK	MIN REAR SETBACK	MAX HEIGHT	MAX COVER Building / Impervious	ACCESSORY SIDE/REAR SETBACK
1 acre (sewer)	150'	175'	50'	20'/50'	40'	35'	10% / 25%	15'/15'
4 acres (septic)	300'	350'	75'	50'/100'	75'	35'	4% / 8%	40'/40'