



## **Guide to Zoning District Setbacks**

Legal Notice: While every attempt has been made to be as accurate as possible, the material found on these pages represents an unofficial copy of information found in the Dingman Township Zoning Ordinance. When in conflict, the original signed official documents kept in the Township Building shall prevail.

### **How to Use this Guide**

Using a copy of the Dingman Township Zoning District Map (copies available at the municipal office) locate the zoning district of the subject property.

Turn to the page that is appropriate to the zoning district in which the property is located.

Look at the diagram to determine which sketch best represents your property. Note: What is considered a front yard, side yard, and rear yard may vary between zoning districts, so always consult the diagram.

Read the chart below the diagram to determine the applicable setbacks.

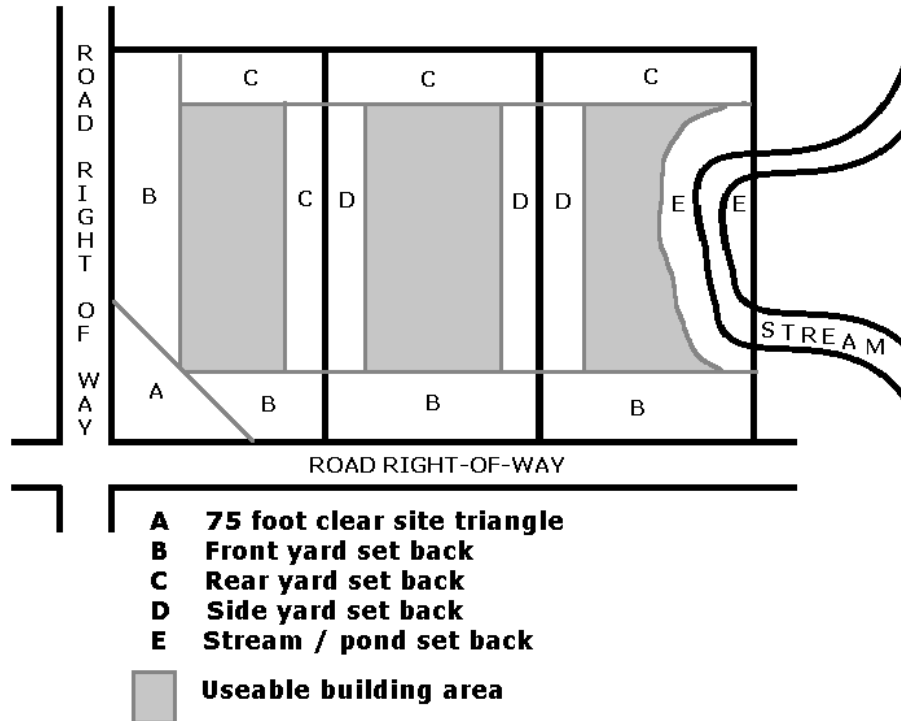
Note: Specific commercial uses (e.g. large hotels) may have greater setbacks than shown on the charts. Always check Article IV of the zoning ordinance for additional setback requirements that may relate to your proposed use.

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# 1. Residential Uses on Properties Greater than 1/2 Acre in Size

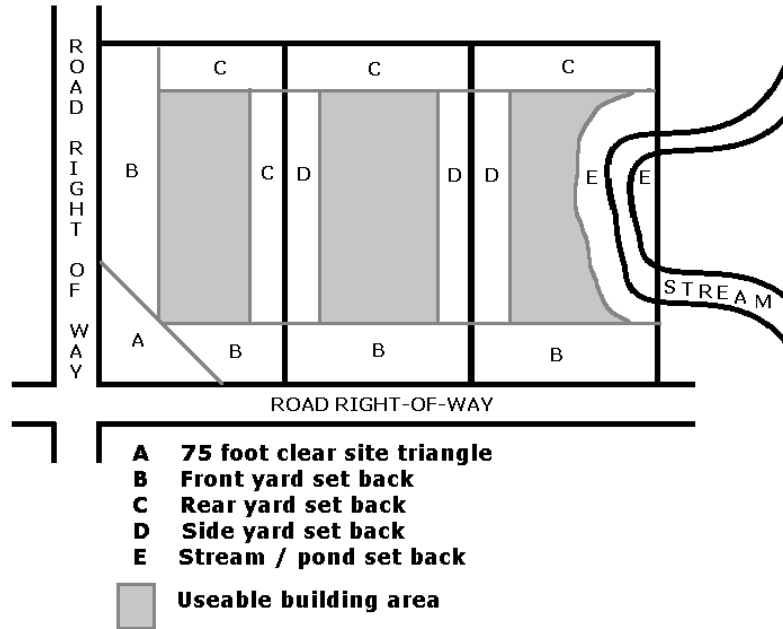
## All Zoning Districts



<b>Front Yard Setback</b>	<b>40 feet</b>
<b>Rear Yard Setback</b>	<b>25 feet</b>
<b>Side Yard Setback</b>	<b>15 feet</b>
<b>Stream / Pond Setback</b>	<b>50 feet</b>
<b>Setback from any other structure not attached to</b>	<b>10 feet</b>
<b>Accessory structures</b>	<b>same as above</b>

## 2. Residential Uses on Properties 1/2 Acre or Less in Size

### All Zoning Districts



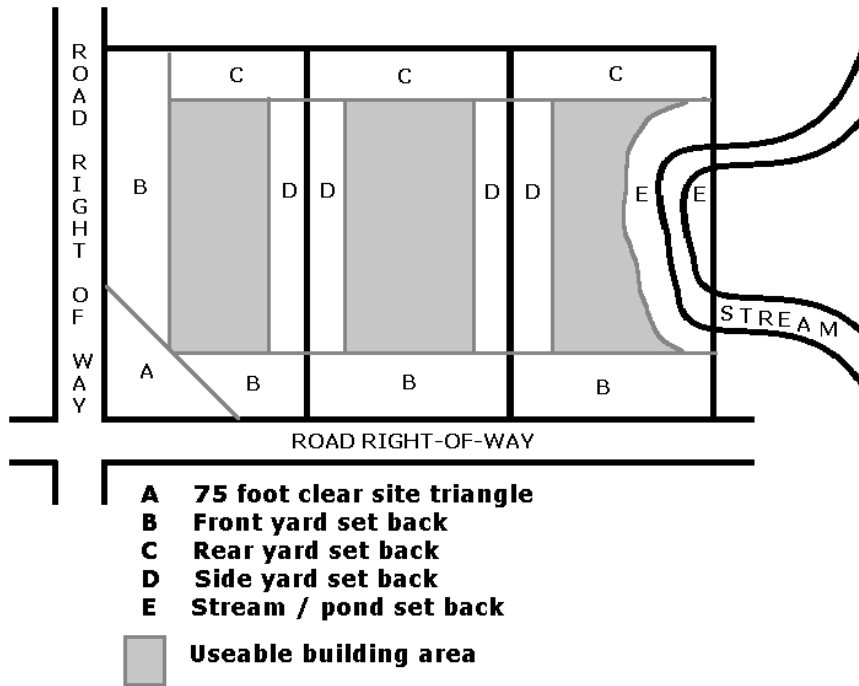
#### *Principal Structure*

<b>Front Yard Setback</b>	<b>40 feet</b>
<b>Rear Yard Setback</b>	<b>25 feet</b>
<b>Side Yard Setback</b>	<b>15 feet</b>
<b>Stream / Pond Setback</b>	<b>50 feet</b>
<b>Setback from any other structure not attached to</b>	<b>10 feet</b>

#### *Free Standing Accessory Structures Only*

<b>Front Yard Setback</b>	<b>40 feet</b>
<b>Rear Yard Setback</b>	<b>12.5 feet</b>
<b>Side Yard Setback</b>	<b>7.5 feet</b>
<b>Stream / Pond Setback</b>	<b>50 feet</b>
<b>Setback from any other structure not attached to</b>	<b>10 feet</b>

### 3. Lake Adventure RV Park only



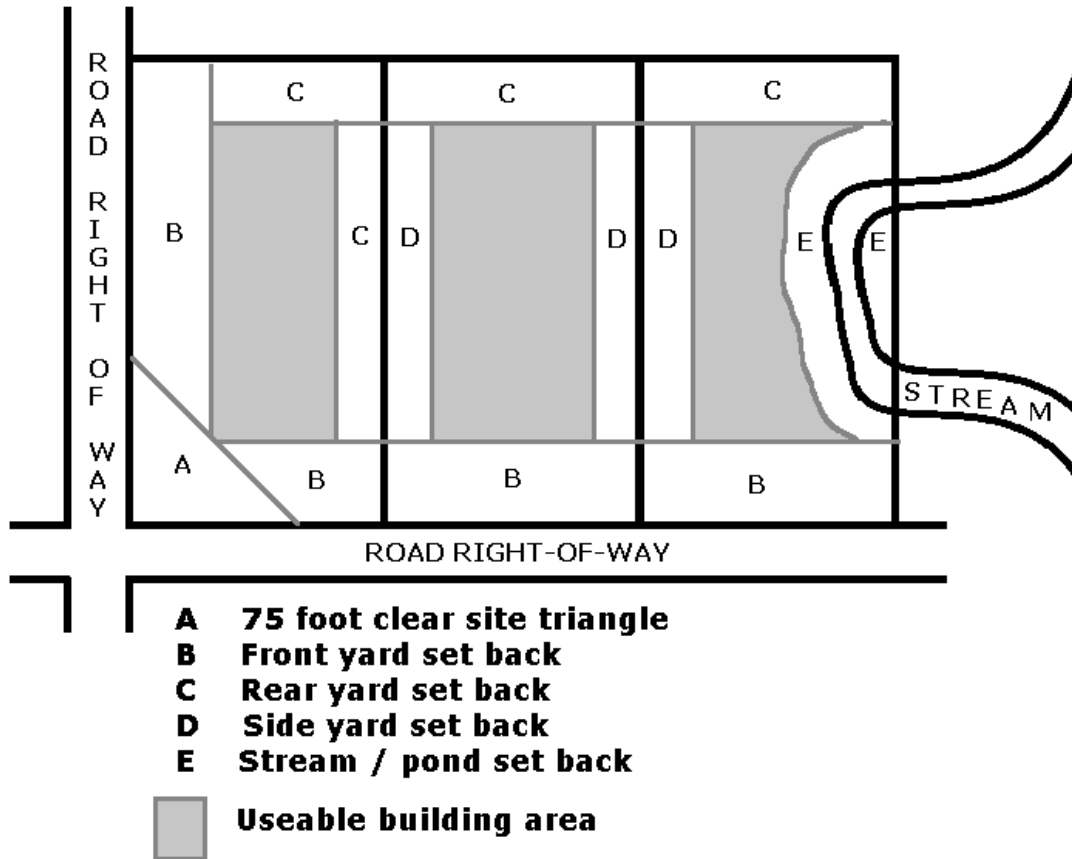
#### ***Recreational Vehicle and any Structure Adjoining It***

<b>Front Yard Setback</b>	<b>15 feet</b>
<b>Rear Yard Setback</b>	<b>15 feet</b>
<b>Side Yard Setback</b>	<b>7.5 feet</b>
<b>Stream / Pond Setback</b>	<b>50 feet</b>
<b>Setback from any other structure not attached to</b>	<b>10 feet</b>

#### ***Free Standing Accessory Structures Only***

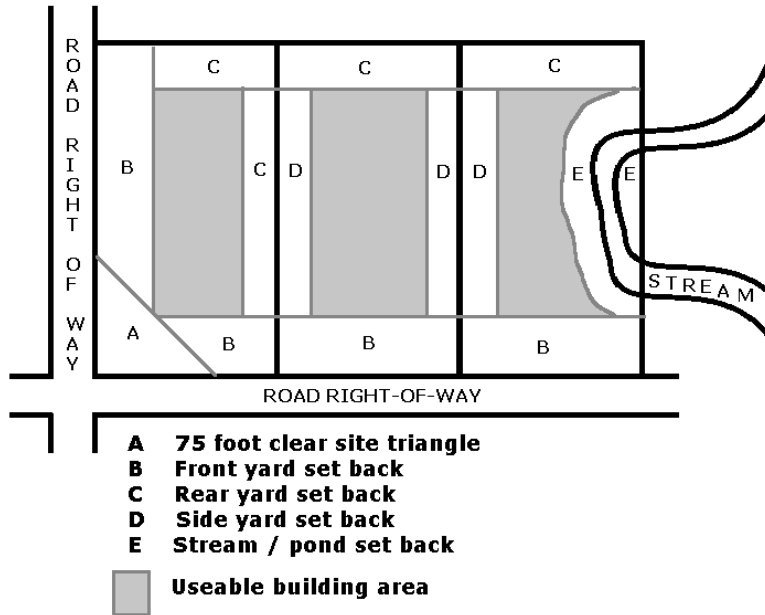
<b>Front Yard Setback</b>	<b>15 feet</b>
<b>Rear Yard Setback</b>	<b>7.5 feet</b>
<b>Side Yard Setback</b>	<b>3.25 feet</b>
<b>Stream / Pond Setback</b>	<b>50 feet</b>
<b>Setback from any other structure not attached to</b>	<b>10 feet</b>

## 4. Commercial- CP Zone Only



<b>Front Yard Setback</b>	<b>50 feet</b>
<b>Rear Yard Setback</b>	<b>50 feet</b>
<b>Side Yard Setback</b>	<b>50 feet</b>
<b>Stream / Pond Setback</b>	<b>50 feet</b>
<b>Setback from any other structure not attached to</b>	<b>10 feet</b>
<b>Accessory structures</b>	<b>same as above</b>

## 5. Commercial - RU Zone Only



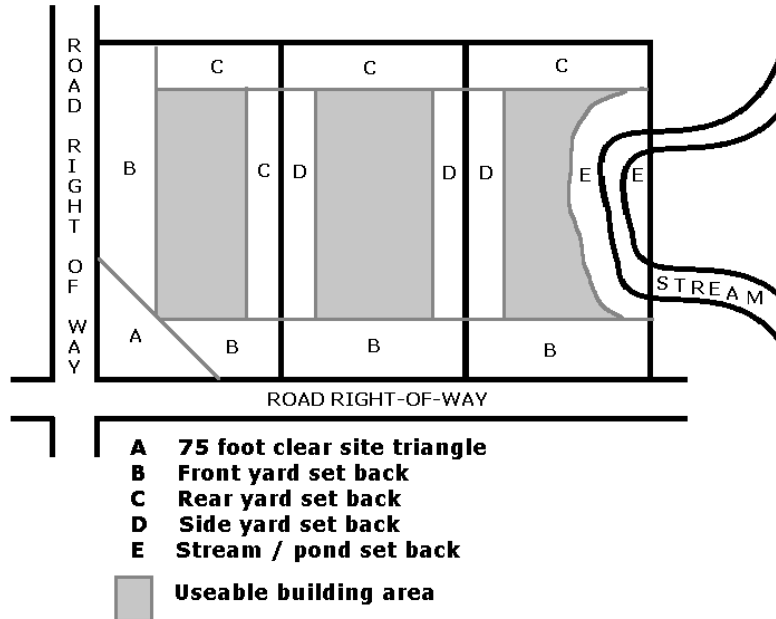
### *With On-lot Sewage and/or Water*

Front Yard Setback	50 feet
Rear Yard Setback	50 feet
Side Yard Setback	25 feet
Stream / Pond Setback	50 feet
Setback from any other structure not attached to	10 feet
Accessory structures	same as above

### *With Central Sewage and Water*

Front Yard Setback	40 feet
Rear Yard Setback	25 feet
Side Yard Setback	15 feet
Stream / Pond Setback	50 feet
Setback from any other structure not attached to	10 feet
Accessory structures	same as above

## 6. Commercial - R-1 Zone Only



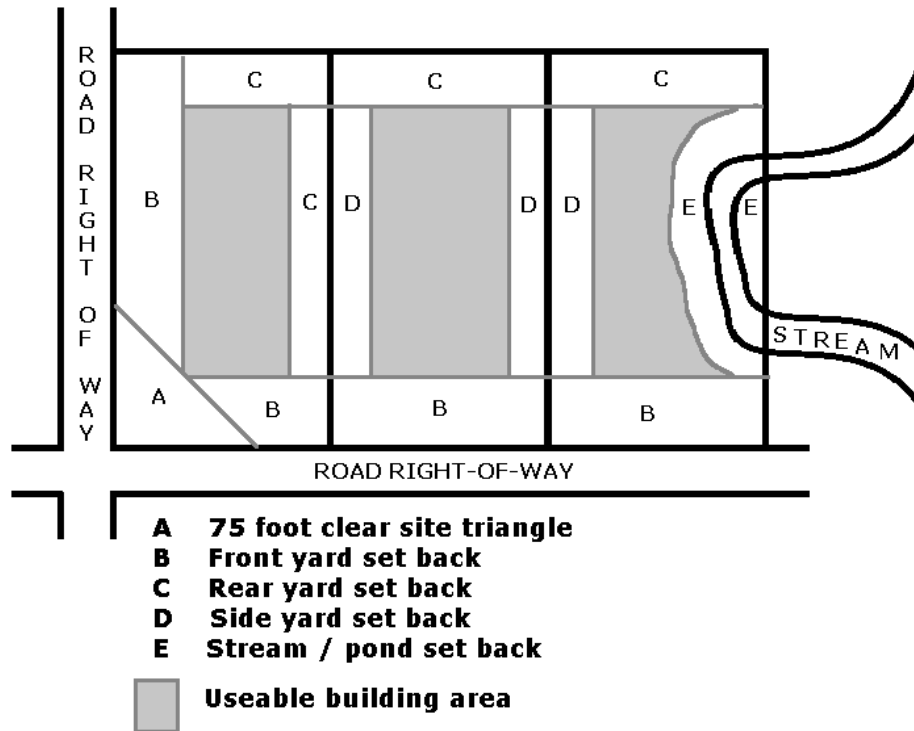
### *With On-lot Sewage and/or Water*

Front Yard Setback	40 feet
Rear Yard Setback	25 feet
Side Yard Setback	15 feet
Stream / Pond Setback	50 feet
Setback from any other structure not attached to	10 feet
Accessory structures	same as above

### *With Central Sewage and Water*

Front Yard Setback	40 feet
Rear Yard Setback	15 feet
Side Yard Setback	15 feet
Stream / Pond Setback	50 feet
Setback from any other structure not attached to	10 feet
Accessory structures	same as above

## 7. Commercial - NC Zone Only



### *With On-lot Sewage and/or Water*

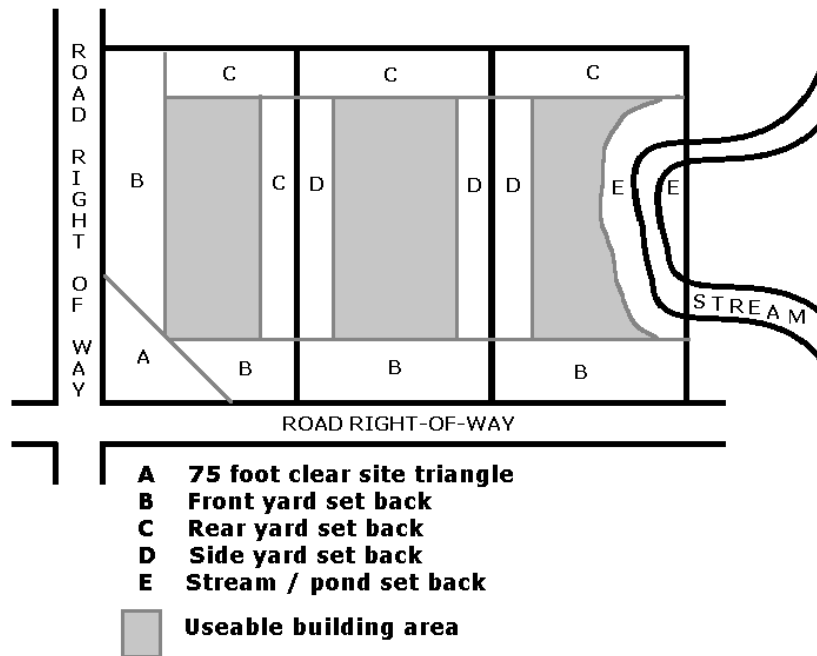
Front Yard Setback	50 feet
Rear Yard Setback	25 feet
Side Yard Setback	15 feet
Stream / Pond Setback	50 feet
Setback from any other structure not attached to	10 feet
Accessory structures	same as above

### *With Central Sewage and Water*

Front Yard Setback	40 feet
Rear Yard Setback	15 feet
Side Yard Setback	15 feet
Stream / Pond Setback	50 feet
Setback from any other structure not attached to	10 feet
Accessory structures	same as above



## 8. Commercial - ND-2 Zone Only



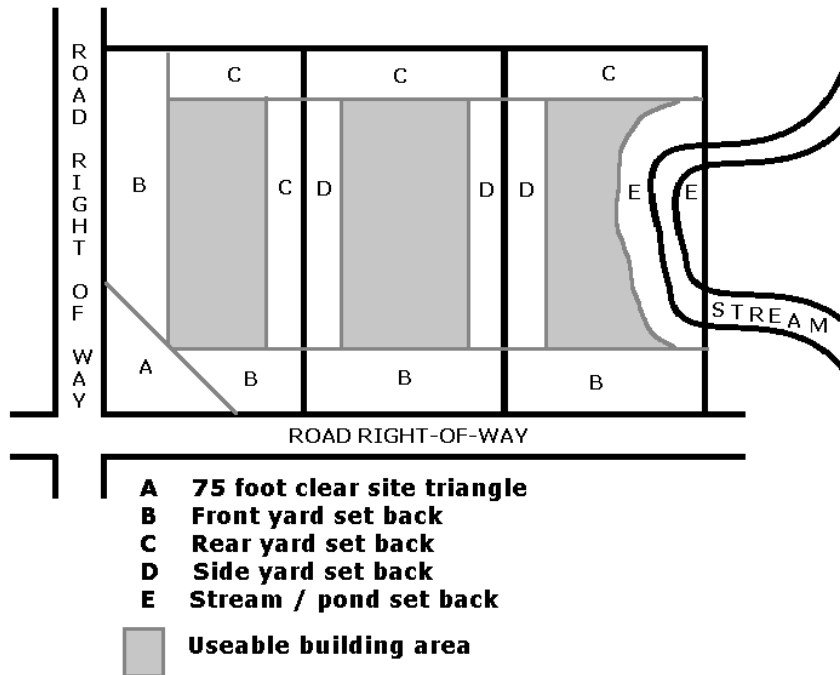
### *With On-lot Sewage and/or Water*

<b>Front Yard Setback</b>	<b>50 feet</b>
<b>Rear Yard Setback</b>	<b>15 feet</b>
<b>Side Yard Setback</b>	<b>10 feet</b>
<b>Stream / Pond Setback</b>	<b>50 feet</b>
<b>Setback from any other structure not attached to</b>	<b>10 feet</b>
<b>Accessory structures</b>	<b>same as above</b>

### *With Central Sewage and Water*

<b>Front Yard Setback</b>	<b>40 feet</b>
<b>Rear Yard Setback</b>	<b>15 feet</b>
<b>Side Yard Setback</b>	<b>15 feet</b>
<b>Stream / Pond Setback</b>	<b>50 feet</b>
<b>Setback from any other structure not attached to</b>	<b>10 feet</b>
<b>Accessory structures</b>	<b>same as above</b>

## 9. Commercial - RC Zone Only



### *With On-lot Sewage and/or Water*

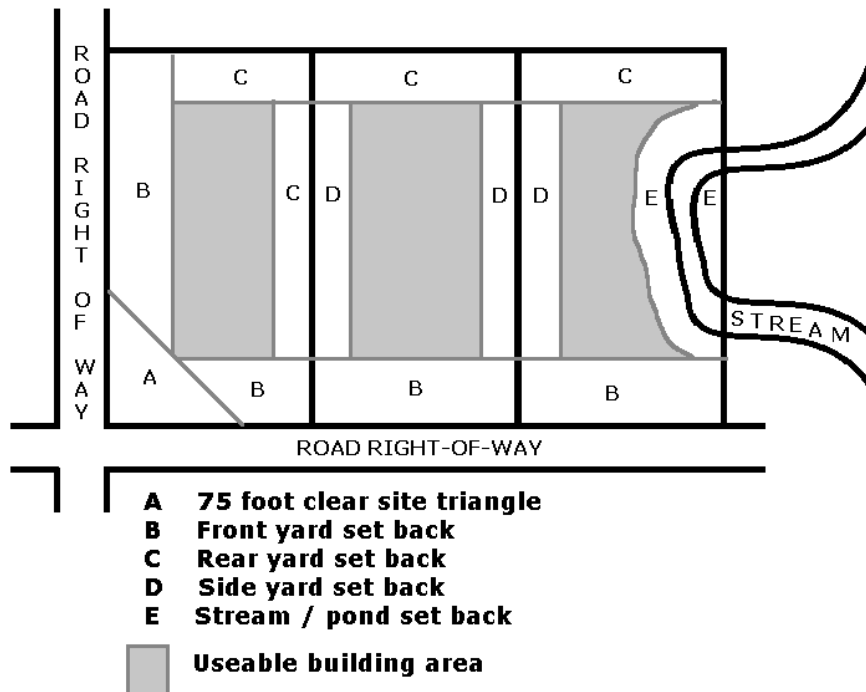
Front Yard Setback	50 feet
Rear Yard Setback	50 feet
Side Yard Setback	25 feet
Stream / Pond Setback	50 feet
Setback from any other structure not attached to	10 feet
Accessory structures	same as above

### *With Central Sewage and Water*

Front Yard Setback	40 feet
Rear Yard Setback	25 feet
Side Yard Setback	15 feet
Stream / Pond Setback	50 feet
Setback from any other structure not attached to	10 feet
Accessory structures	same as above

# 10. Commercial - FP Zone Only

**NOTE:** Generally structures are not permitted in the FP (floodplain) Zone. However, in the event that a structure is permitted, the following are the required setbacks.



<b>Front Yard Setback</b>	<b>50 feet</b>
<b>Rear Yard Setback</b>	<b>50 feet</b>
<b>Side Yard Setback</b>	<b>50 feet</b>
<b>Stream / Pond Setback</b>	<b>50 feet</b>
<b>Setback from any other structure not attached to</b>	<b>10 feet</b>
<b>Accessory structures</b>	<b>same as above</b>