



RESIDENTIAL BULK REQUIREMENTS

To submit a Zoning Permit Application: [Download, complete & submit a Zoning Permit Application from the "Forms & Applications" page.](#)

RESIDENTIAL SHEDS IN REAR YARDS

A Zoning Permit must be obtained for all new and replacement sheds prior to installation. All proposed sheds must be located in a rear yard.

Area of Shed	Minimum Rear Setback	Minimum Side Setback	Maximum Height at Peak
Up to 100 SF	5'	5'	9.5'
Between 100 & 150 SF	10'	10'	9.5'
Between 150 & 200 SF	15'	15'	11.5'

RESIDENTIAL ACCESSORY USES & STRUCTURES IN REAR YARDS

A Zoning Permit must be obtained for all exterior improvements, whether new or replacement, prior to installation/construction. All improvements must be located in the rear yard.

Accessory Structures	Minimum Rear Setback	Minimum Side Setback	Minimum Front Setback
All	15'	Per Zone (see below)	N/A (must be located in rear yard)

RESIDENTIAL FENCES

A Zoning Permit must be obtained for all fences, whether new or replacement, prior to installation. Fences must meet the requirements below.

Fence Height	Permitted in Side Yards	Permitted in Rear Yards	Permitted in Front Yards
Up to 6'	Yes	Yes	No

RESIDENTIAL SETBACKS PER ZONE

Setbacks per Zone	Minimum Front Setback	Minimum Side 1 Setback	Minimum Side 2 Setback	Minimum Rear Setback	Maximum Lot Cover
RR Single-Family	50'	30'	30'	30'/75' (rev. frontage)	45%
RR Clustered Detached	30'	10'	10'	20'	45%
RR Clustered Attached	20'	10'	0' from common wall	20'	45%
MDR (R75)	30' ('99)/35' (after)/50' (CSR)	10' (1999)/15' (after)	10' (1999)/15' (after)	20' (1999)/35' (after)/ 50' (CSR)	45%
MDR (R100)	30' ('99)/35' (after)/50' (CSR)	15'	15'	25' (1999)/35' (after)/ 50' (CSR)	45%
MDR(R100A)	35'/50' (CSR)	15'	15'	35'/50' (CSR)	45%
MDR (R100B)	35'/50' (CSR)	10' when both $\geq 25'$ ('99)	15' for both sides (after)	35'/50' (CSR)	45%
MDR (RD2)	30' ('99)/35' (after)/50' (CSR)	10' when both $\geq 30'$ ('99)	15' for both sides (after)	25' (1999)/35' (after)/50' (CSR)	45%
Cluster Residential	35'/75' from county road	15'	15'	35'/75' from country road	45%
Senior Housing (single family)	20'	7.5'	5' when both $\geq 15'$ (per BA)	15'	55%

Maximum height of residential structures = 35'

Minimum side setback for all side-entry garages = 29'

RESIDENTIAL SETBACKS PER ZONE CHART KEY

('99)	Only for dwellings existing as of September 1, 1999	(CSR)	From County or State Right of Way
(after)	For dwellings built after September 1, 1999	(BA)	As per Board approval

*Disclaimer: This document is for general information only. The information contained herein is by no means inclusive of all regulations set forth in the Voorhees Township Ordinances.

As such, conformance with these requirements alone does not guarantee approval. Please review the ordinances for all applicable requirements.

Revised 11/10/21 to permit 6' high fencing in side yards, in accordance with Ordinance No. 391-21, Adopted October 12, 2021

Last Revised 9/11/23