

# RESIDENTIAL BULK REQUIREMENTS



Download the Zoning Permit Application from the Township's "Forms & Applications" page. Submit completed form, marked up survey & fee payment to the Zoning Office.

A Zoning Permit must be obtained for all new and replacement improvements prior to installation.

## RESIDENTIAL SHEDS IN REAR YARDS

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'	11.5'
Between 150 & 200 SF	15'	15'	11.5'

## RESIDENTIAL ACCESSORY USES & STRUCTURES IN REAR YARDS

Accessory Structures	Minimum Rear Setback	Minimum Side Setback	Minimum Front Setback
All (except for sheds)	15'	Per Zone (see below)	Must be located in rear yard

## RESIDENTIAL FENCES

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

## RESIDENTIAL BACKUP GENERATORS IN REAR YARDS

Minimum Side & Rear Setback	Testing Permitted	Max dBa at a property line	Applicants must demonstrate compliance with all requirements by including a proposed testing schedule as well as sounds specs from the manufacturer.
15'	M-F between 11 AM and 1 PM	65	

## RESIDENTIAL SETBACKS PER ZONE

Setbacks per Zone	Minimum Front Setback	Minimum Side 1 Setback	Minimum Side 2 Setback	Minimum Rear Setback	Max 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 (R100/100A)	30' ('99)/35' (after)/50' (CSR)	15'	15'	25' (1999)/35' (after)/ 50' (CSR)	45%
MDR (R100B)	35'/50' (CSR)	10' when both ≥25' ('99)	15' for both sides (after)	35'/50' (CSR)	45%
MDR (RD2)	30' ('99)/35' (after)/50' (CSR)	10' when both ≥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 ≥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.