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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10. Commercial – FP (Floodplain) District Only
1. **Residential Uses on Properties Greater than ½ Acre in Size**

All Zoning Districts

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
2. **Residential Uses on Properties \( \frac{1}{2} \) Acre or Less in Size**

**All Zoning Districts**

<table>
<thead>
<tr>
<th>Designation</th>
<th>Front Yard Setback</th>
<th>Rear Yard Setback</th>
<th>Side Yard Setback</th>
<th>Stream / Pond Setback</th>
<th>Setback from any other structure not attached to</th>
</tr>
</thead>
<tbody>
<tr>
<td>Principal Structure</td>
<td>40 feet</td>
<td>25 feet</td>
<td>15 feet</td>
<td>50 feet</td>
<td>10 feet</td>
</tr>
<tr>
<td>Free Standing Accessory Structures Only</td>
<td>40 feet</td>
<td>12.5 feet</td>
<td>7.5 feet</td>
<td>50 feet</td>
<td>10 feet</td>
</tr>
</tbody>
</table>
3. Lake Adventure RV Park only

Recreational Vehicle and any Structure Adjoining It

<table>
<thead>
<tr>
<th>Requirement</th>
<th>Setback</th>
</tr>
</thead>
<tbody>
<tr>
<td>Front Yard Setback</td>
<td>15 feet</td>
</tr>
<tr>
<td>Rear Yard Setback</td>
<td>15 feet</td>
</tr>
<tr>
<td>Side Yard Setback</td>
<td>7.5 feet</td>
</tr>
<tr>
<td>Stream / Pond Setback</td>
<td>50 feet</td>
</tr>
<tr>
<td>Setback from any other structure not attached to</td>
<td>10 feet</td>
</tr>
</tbody>
</table>

Free Standing Accessory Structures Only

<table>
<thead>
<tr>
<th>Requirement</th>
<th>Setback</th>
</tr>
</thead>
<tbody>
<tr>
<td>Front Yard Setback</td>
<td>15 feet</td>
</tr>
<tr>
<td>Rear Yard Setback</td>
<td>7.5 feet</td>
</tr>
<tr>
<td>Side Yard Setback</td>
<td>3.25 feet</td>
</tr>
<tr>
<td>Stream / Pond Setback</td>
<td>50 feet</td>
</tr>
<tr>
<td>Setback from any other structure not attached to</td>
<td>10 feet</td>
</tr>
</tbody>
</table>
4. Commercial- CP Zone Only

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 Front Yard Setback  50 feet
 Rear Yard Setback  50 feet
 Side Yard Setback  50 feet
 Stream / Pond Setback  50 feet
 Setback from any other structure not attached to  10 feet

 Accessory structures  same as above
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

<table>
<thead>
<tr>
<th>Feature</th>
<th>Requirement</th>
</tr>
</thead>
<tbody>
<tr>
<td>Front Yard Setback</td>
<td>40 feet</td>
</tr>
<tr>
<td>Rear Yard Setback</td>
<td>25 feet</td>
</tr>
<tr>
<td>Side Yard Setback</td>
<td>15 feet</td>
</tr>
<tr>
<td>Stream / Pond Setback</td>
<td>50 feet</td>
</tr>
<tr>
<td>Setback from any other structure not attached to</td>
<td>10 feet</td>
</tr>
<tr>
<td>Accessory structures</td>
<td>same as above</td>
</tr>
</tbody>
</table>

*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

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### Diagram

- **A:** 75 foot clear site triangle
- **B:** Front yard set back
- **C:** Rear yard set back
- **D:** Side yard set back
- **E:** Stream / pond set back
- **Useable building area**
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**

- Front Yard Setback: 50 feet
- Rear Yard Setback: 15 feet
- Side Yard Setback: 10 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
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.

Front Yard Setback 50 feet
Rear Yard Setback 50 feet
Side Yard Setback 50 feet
Stream / Pond Setback 50 feet
Setback from any other structure not attached to 10 feet

Accessory structures same as above