

**All requirements are the minimum unless noted otherwise.**  
**This should be used only as a general reference. Other restrictions or easements may have an affect on the property, which may only be determined by reviewing a current survey of the property. For additional information please contact the Department of Community Development at (856) 235-0912.**

**TOWNSHIP OF MOORESTOWN  
DEPARTMENT OF COMMUNITY DEVELOPMENT**

**R-1Aa Residential Zone Requirements  
for Interior Lots and Corner Lots  
Article VI, Section 180-15 and Section 180-16  
Article XXV, Section 180-86**

**INTERIOR LOTS**

|                                     |                                                |
|-------------------------------------|------------------------------------------------|
| <b>Lot Area:</b>                    | <b>40,000 square feet</b>                      |
| <b>Lot Width at Building Line:</b>  | <b>150'</b>                                    |
| <b>Frontage:</b>                    | <b>150'</b>                                    |
| <b>Front Yard Setback:</b>          | <b>50' / 150' *see note below</b>              |
| <b>Side Yard Setback:</b>           | <b>15'</b>                                     |
| <b>Aggregate Side Yard:</b>         | <b>40'</b>                                     |
| <b>Rear Yard:</b>                   | <b>25' / 150' *see note below</b>              |
| <b>Maximum Building Coverage:</b>   | <b>20% maximum</b>                             |
| <b>Maximum Impervious Coverage:</b> | <b>30% maximum</b>                             |
| <b>Height of Structure</b>          | <b>35' (See Section 180-16 for exceptions)</b> |

**CORNER LOTS**

|                                     |                                                                                                  |
|-------------------------------------|--------------------------------------------------------------------------------------------------|
| <b>Lot Area:</b>                    | <b>40,000 square feet</b>                                                                        |
| <b>Lot Width at Building Line:</b>  | <b>150'</b>                                                                                      |
| <b>Frontage:</b>                    | <b>150'</b>                                                                                      |
| <b>Front Yard Setback:</b>          | <b>50' along the short side / 25' along the long side *see note below / 150' *see note below</b> |
| <b>Side Yard Setback:</b>           | <b>15'</b>                                                                                       |
| <b>Aggregate Side Yard:</b>         | <b>40'</b>                                                                                       |
| <b>Rear Yard:</b>                   | <b>25' / 150' *see note below</b>                                                                |
| <b>Maximum Building Coverage:</b>   | <b>20% maximum</b>                                                                               |
| <b>Maximum Impervious Coverage:</b> | <b>30% maximum</b>                                                                               |
| <b>Height of Structure:</b>         | <b>35' (See Section 180-16 for exceptions)</b>                                                   |

**\*150' setback along Haines Mill Road and Tom Brown/Westfield Road between New Albany and Bridgeboro Roads.**