

## **Clementon Borough Planning & Zoning Board**

8:00 AM to 4:00 PM  
Monday, Tuesday, Thursday, Friday  
12:30 PM to 9:00 PM  
Wednesday

Meetings are the second Thursday of each month at 7:00 PM

Phone: 856-783-0284 ext: 125

Fax: 856-783-3419

Gene Richards – Zoning Officer

The purpose of the Planning/Zoning Board is to encourage the most appropriate use of land throughout the borough; to conserve and stabilize the value of property; to prevent the overcrowding of land and buildings; to avoid undue concentration of population; to lessen congestion in the streets; to secure safety from fire, panic and other dangers; to facilitate adequate provisions for utilities and facilities; to provide adequate open spaces; and to promote health, safety, morals and general welfare of the community and the residents.

Applications for the following are available at the Borough Hall:

- Variance
- Site Plan
- Subdivision
- Interpretation
- Appeal of Decision
- Certificate of Non-Conformity
- Application to Purchase Ground

### **Open storage**

- A. No front yard shall be used for open storage of portable pools, vehicles, boats or any other equipment except in driveways where the parking of vehicles only is permitted.
- B. No rear or side yard shall be used for open storage of house trailers, RV, vehicles or boats exceeding 16 feet in length.

### **Signs**

Contact this office for information

### **Prohibited**

Structures of temporary nature, tents and trailers shall not be used within the confines of the Borough for sleeping or dwelling purposes.

This schedule sets forth area, yard, building and bulk requirements

<b>Zone</b>	<b>Lot Area</b>	<b>Min Lot Width</b>	<b>Min lot Depth</b>	<b>Min Front Yard setback</b>	<b>Min Side Yard</b>	<b>Min Rear Yard</b>	<b>Max Height</b>
R-1 Residential	7,500 sq ft	75 feet	100 feet	30 feet 25 feet for 2 <sup>nd</sup> front (corner)	10 feet	25 feet	35 feet
R-2 Residential	15,000 sq ft	100 feet	150 feet	40 feet 25 feet for 2 <sup>nd</sup> front (corner)	15 feet	40 feet	35 feet
R-3 Garden Apartment Residential	3 acres	160 feet	200 feet	75 feet	25 feet	40 feet	35 feet
R-5 Residential Standard	43,560 sq ft	150 feet	150 feet	50 feet	15 feet each 35 feet aggregate	40 feet	25 feet
Accessory Structures – Residential Zones	---	---	---	Not permitted in front yard	5 feet	5 feet	14 feet
Non-Res					5 feet	5 feet	25 feet
B-1 Central	2000 sq ft	20 feet	100 feet	20 feet	10 ft to res 0 to attach	15 feet	25 feet
B-2 Highway	10000 sq ft	80 feet	100 feet	20 feet	25 ft to res 10 ft to comm	20 feet	35 feet
B-3 Region	50000 sq ft	200 feet	150 feet	50 feet	50 feet	50 feet	35 feet
B-1 Central Business Apartments				20 feet plus 4 feet per story over 5 stories	10 feet plus 4 feet per story over 3 stories	20 feet plus 4 feet per story over 5 stories	