

ZONING

128 Attachment 1

Zoning Limiting Schedule

[Amended 6-10-1980 by Ord. No. 80-716; 11-10-1981 by Ord. No. 81-740; 8-9-1994 by Ord. No. 94-974;
12-24-2004 by Ord. No. 2004-1228; 1-25-2005 by Ord. No. 2005-1130; 10-11-2005 by Ord. No. 2005-1245; 9-13-2005 by Ord. No. 2005-1243; 1-31-2012 by Ord. No. 2012-1350;
2-28-2017 by Ord. No. 2017-1423]

Zoning District	Maximum Height of Structure		Minimum Lot Size		Maximum Number of Families per Lot	Maximum Building Coverage per Lot (percentage)	Floor Area Ratio	Maximum Lot Coverage (percentage)	Front Yard Minimum Depth Setback (measured from original center line of street) (feet)	Side Yards Minimum Width		Rear Yard Minimum Depth (feet)	Minimum Area of Building Floor in Square Feet				
	Stories	Feet	Area (square feet)	Width (feet)						Aggregate Two Sides (feet)	One Side (feet)		1-Story	1½-Story		2-Story	
														1st Floor	2nd Floor	1st Floor	2nd Floor
R-40 Residential ¹³	2 ⁵	28	40,000	200	1	15%	30%	70	50	20	50	1,200	800	400	600	600	
RI-40B ¹³	2	28	40,000	120	1	15%	30%	60	50	20	50	--	--	--	--	--	
RI-25B ¹³	2 ½	35	25,000	120	1	20%	35%	60%	50 from property line of Spring Valley Road; others, 30	40	15 ⁹	40	--	--	--	--	--
R-15 Residential ¹³	2 ⁵	28	15,000	125	1	20%	35%	55	40	15	40	1,050	800	250	600	600	
R-10 Residential ¹³	2 ⁵	28	10,000	100	1	20%	40%	55	30	15	30	1,050	800	250	600	600	
RI-10 Residential ¹³	2 ⁵	28	10,000	100	1	20%	40%	55	30	15	30	1,050	800	250	600	600	
A Apartment ¹³	2 ⁵	28	1 acre	200	Not to exceed 1 family per 6,000 square feet of lot area	25%			100	40	20	40					
B-1 Business	2	25	7,500	75	None permitted except pursuant to ¹		50%	60% ¹²	50	24 ^{3,4}	12 ⁴	30 ³					
B-2 Business	1	15	15,000	100	None permitted except pursuant to ¹	20%		60% ¹²	50	50 ^{3,4}	20	30 ³					
OR-1 Office and Research	3	45	5 acres	300	None permitted		35%	50%	235	150 ^{2,4}	75	150 ²					
OR-2 Office and Research	3	45	3.5 acres	300	None permitted		35%	50%	210	130 ^{2,4}	65	125 ²					
OR-3 Office and Research	3	45	3 acres	300	None permitted		35%	50%	160	130 ^{2,4}	65 ²	75 ²					
OR-4 Office and Research ¹⁴	3 ¹⁰	45 ¹⁰	3 acres ¹¹	200 ¹¹	None permitted		35%	50% ¹¹	75 ¹²	80 ^{2,4}	40	50 ² from rear property line					
AH-6 Affordable Housing ¹³	2	35	5 acres	200	6 dwelling units per acre	20%		60%	60, 30 ^{6,7}	100	50, 75 ⁸	50, 75 ^{6,8}					
AH-7 Affordable Housing ¹³	2	35	5 acres	200	7 dwelling units per acre	20%		60%	60, 30 ^{6,7}	100	50, 75 ⁸	50, 75 ^{6,8}					
AH-8 Affordable Housing ¹³	2	35	5 acres	200	8 dwelling units per acre	20%		60%	60, 30 ^{6,7}	100	50, 75 ⁸	50, 75 ^{6,8}					
T-6 Townhouse ¹³	2	35	174, 240	150	6 dwelling units per acre	20%		60%	60, 30 ^{6,7}	100	50, 75 ⁸	50, 75 ^{6,8}					
L/M Low- and Moderate-Income Affordable Senior Citizen Housing ¹³	2 ½	35	1 acre			35%		67.75%	12		8	12					

NOTES

- ¹ Any use permitted in Residence R-40, Residence R-15 and Residence R-10 Districts; provided, however, that where the district boundaries of the Business B-1 or Business B-2 District shall abut a residential district, the Limiting Schedule requirements applicable to the abutting district shall apply. In the event that any one or more of the zoned boundaries of the Business B-1 District or Business B-2 District shall abut more than one residential district, the Limiting Schedule requirements as to the least restricted district shall be applicable.
- ² Where a side or rear yard adjoins or is located across the street from a residential district, except where said street is the Garden State Parkway, the minimum building and parking lot setback shall be increased by 1/3 of the minimum required distance specified in the Limiting Schedule.
- ³ No building shall be located less than 50 feet from a residential district boundary line, and no parking area shall be located less than 25 feet from such boundary line, except where such boundary line lies in the bed of a mapped street.
- ⁴ The minimum distance of side yards shall be increased by a factor of 1/10 times the number of feet by which the lot width exceeds the minimum requirements imposed by the terms of the Limiting Schedule.
- ⁵ In any residential district where the structure therein is used for such purpose, the basement or cellar shall not be counted as a story, as defined herein.

- ⁶ Building setbacks are measured from the external property line, the edge of the public street right-of-way line or the edge of pavement, whichever will result in the greatest setback.
- ⁷ The greater distance applies with respect to all external streets to the development and from all public streets within the development. The lesser distance applies with respect to all other streets and roadways that are not public streets.
- ⁸ The greater distance applies when a mandatory buffer is required. However, the minimum distance between buildings on adjacent lots shall be 40 feet.
- ⁹ Except for hotels (see § 128-7.5.1).
- ¹⁰ Except for fitness centers and hotels [see § 128-5.4F(1)].
- ¹¹ Measured from the front property line.
- ¹² The standards set forth in §128-9.5.1, applicable to public, private and boarding schools, and in §128-9.7, applicable to churches, temples and houses of worship, shall supersede the standards set forth in this limiting schedule to the extent of any inconsistency therewith.
- ¹⁴ Except for assisted living residences [see § 128-5.4F(3)].