

# ZONING REQUIREMENTS & IDENTIFICATION OF VARIANCES

**INSTRUCTIONS:** Complete all open spaces below by inserting data for the zoning district in which the property is situated. If additional space is required, attach additional copies of this table.

ZONING DISTRICT: \_\_\_\_\_ BLOCK/LOT: \_\_\_\_\_

OWNER/APPLICANT: \_\_\_\_\_

PROPERTY ADDRESS: \_\_\_\_\_

ZONING REQUIREMENT	REQUIRED or PERMITTED	EXISTING	PROPOSED	Check If VARIANCE Requested
<b>LOT</b>				
Minimum Lot Size (S.F./Acres)				
Minimum Lot Width (Ft.)				
Minimum Lot Depth (Ft.)				
<b>PRINCIPAL BUILDING</b>				
Minimum Front Yard Setback (Ft.)				
Minimum Right Side Yard Setback (Ft.)				
Minimum Left Side Yard Setback (Ft.)				
Minimum Rear Yard Setback (Ft.)				
Maximum Building Height (Ft.)				
Maximum Building Stories				
Maximum Principal Building Coverage (S.F.)				
Maximum Principal Building Coverage (%)				
<b>ACCESSORY STRUCTURE</b>				
Minimum Side Yard Setback (Ft.)				
Minimum Rear Yard Setback (Ft.)				
Maximum Floor Area (S.F.)				
Maximum Building Height (Ft.)				
<b>IMPERVIOUS LOT COVERAGE</b>				
(List All Additional Impervious Surfaces, Including Any Areas Not Listed Below)				
1. Principal Building Coverage (S.F.)				
(Insert S.F. from above)				
2. Garage				
3. Shed				
4. Driveway				
5. Front Walks/Stoop				
6. Rear Walks/Patio				
7.				
8.				
9.				
10.				
TOTAL IMPERVIOUS LOT COVERAGE (S.F.)				
TOTAL IMPERVIOUS LOT COVERAGE (%)				
Other Requirements (If Applicable)				

**NOTE:** The Zoning Requirements are in Chapter 195 of the Borough of Madison Code, which is available online at [WWW.ROSENET.ORG/GOV](http://WWW.ROSENET.ORG/GOV)

# LAND DEVELOPMENT

Borough of Madison

## Schedule I

### Height, Yard, Area and Bulk Requirements

Amended 5-14-1984; 9-14-1987; 11-9-1987 by Ord. No. 31-87; 8-9-1993 by Ord. No. 27-93; 7-11-1994  
 By Ord. No. 21-94; 4-23-2001 by Ord. No. 14-2001; 2-11-2002 by Ord. No. 1-2002; 8-9-2004 by Ord. No. 36-2004; 6-13-2005 by Ord. No. 18-2005  
 By Ord. No. 7-20081

Zone	Max Stories	Height (feet)	Minimum Yards (feet) (e)			Min Lot Area (square feet)	Max Distance From Row Area To Be Calculated	Min Lot Width (a)		Min Lot Depth	Max Impervious Cover (%)	Max Principal Building Coverage (%)	Other Requirements	
			Front	Side (Each)	Rear			Interior	Corner					
R - C			See Section 195 - 32.2 requirements											
R - C	SF Residential Cluster													
R - 1	SF Residential	2 1/2	35	50	20 (f) (a)	50	25,000	200	125 (g)	155	135	20%	10%	
R - 1	SF Residential	2 1/2	35	40	20 (f) (a)	50	15,000	175	100 (h)	120	135	25%	12.5%	
R - 2	SF Residential	2 1/2	35	35	12 (f) (a)	40	9,375	125	75	100	100	30%	15%	
R - 3	SF Residential	2 1/2	35	30	8 (f) (a)	40	6,250	125	50	75	110	40%	20%	
R - 4	SF Residential	2 1/2	35	30	10 (f) (a)	40	7,250	125	60	85	110	40%	20%	See Section 195-32.1
R - 4	2 F Residential	2 1/2	35	30	10 (f) (a)	40	7,250	125	60	85	110	40%	25%	See Section 195-32.1
R - 4	MF Residential	2 1/2	35	30	10 (f) (a)	40	65,000	-	150	200	300	50%	25%	See Section 195-32.14
R - 5	MF Residential	2 1/2	35	30	10 (f) (a)	40	65,000	-	150	200	300	50%	25%	See Section 195-32.1
R - 5A	MF Residential	2 1/2	35	30	10 (f) (a)	40	65,000	-	150	200	300	50%	25%	See Section 195-32.1
R - 6	Attached SF & Patio Homes	2 1/2	35	100	45	50	4 acres	-	200	200	250	50%	25%	See Section 195-32.1
R - 6	Senior Citizen Housing	4	40	100	45	50	4 acres	-	200	200	250	60%	-	
R - SH	Residential / Office	2 1/2	35	30	10	40	7,250	125	60	85	110	85%	-	
P	Residential / Office	2 1/2	35	30	10	40	7,250	125	60	85	110	85%	-	
CBD - 1	Central Business	3 (p)	45	(b)	(c)	(d)	10,000	-	75	100	100	85%	-	
CBD - 1	Central Business	3 (p)	45	(b)	(c)	(d)	10,000	-	75	100	100	85%	-	
CBD - 2	Central Business	2 1/2	35	15	5	15	7,500	150	50	75	150	70%	(h)	Max FAR 0.25
CBD - 2	Central Business	2 1/2	35	15	5	15	7,500	150	50	75	150	70%	(h)	Max FAR 0.25
CC	Community Commercial	(f)	(f)	100	50	50	25 acres	-	1,000	-	-	20%	-	
CC	Community Commercial	(f)	(f)	100	50	50	25 acres	-	1,000	-	-	20%	-	
U	University	(f)	55 Elev. 282 (based on NAVD 88)	75	40	75	100,000	-	250	-	-	57%	-	No building shall be constructed closer than 100 feet to any boundary of a residential zone
OR	Office & Research	3	35	(f)	(f)	(f)	25 acres	-	-	-	-	3%	-	
POR	Private Outdoor Recreation	2 1/2	35	(f)	(f)	(f)	25 acres	-	-	-	-	3%	-	
PCD-O	Planned Commercial Development (Office Zone)													
R - PI	Residential Public Housing													

Notes: See notes following Schedule I

## MADISON CODE

### Zoning Schedule I: Height, Yard, Area and Bulk Requirements

#### Notes:

- a. The minimum lot width shall be measured at the minimum required setback line and maintained for a minimum distance of 40 feet to the rear of the minimum setback line. The minimum lot width at the ROW line shall not be less than 50% of the minimum required lot width but not less than 50 feet.
  - b. Front yard in CBD Zone: The predominant setback shall be maintained in the CBD-1 Zone but shall not exceed 12 feet. The predominant setback shall be maintained in the CBD-2 Zone but shall not exceed 20 feet.
  - c. Side yard requirements for CBD: None, except where abutting a side yard in a residential zone, then a side yard of one foot for every two feet of height of the principal structure in the CBD Zone. No such side yard shall be less than 10 feet and none need be greater than 30 feet.
  - d. Rear yard in CBD Zone: One foot of rear yard for each two feet in height of principal building, with a minimum rear yard of 25 feet.
  - e. Walls, fences and gates and archways may be built up to 5 feet of property line.
  - f. Maximum of 40 feet at minimum setback lines: for each additional 3 feet of setback an additional one foot of height in permitted, up to a maximum of 66 feet.
  - g. Maximum of 40 feet at minimum setback lines: for each additional 3 feet of setback an additional one foot of height in permitted, up to a maximum of 66 feet.
  - h. No lot fronting on a cul-de-sac or curved street line shall have a frontage, as measured along the arc of its front street line, of less than 75 feet.
  - i. No lot fronting on a cul-de-sac or curved street line shall have a frontage, as measured along the arc of its front street line, of less than 75 feet.
  - j. Each side yard shall be the minimum stated in the schedule, if the property in question meets the minimum lot width (interior or corner).
  - k. Maximum front yard shall be 25 feet.
  - l. Maximum building footprint: 5,000 square feet.
  - m. A minimum perimeter setback of 65 feet shall be provided. Parking shall be set back a minimum of 40 feet from the boundary line and shall be screened from adjacent properties and the public right-of-way.
  - n. (Reserved)
  - o. If the lot exceeds the minimum lot width, each side yard shall be increased by 20% of the excess lot width in question. [Amended 8-9-2004 by Ord. No. 36-2004]
  - p. Except for the provisions in 195-32.5F concerning apartments over retail and/or office uses. [Added 6-13-2005 by Ord. No. 18-2005]
  - q. The minimum building height shall be two stories, except that where a building on an interior lot is located between buildings, each having two or more stories in height, a vertical façade extension depicting a second story as viewed from the street shall be considered as complying with this minimum height provision. Relief from this minimum story requirement shall be considered a variance under N.J.S.A.40:55D-70c. [Added 3-24-2008 by Ord. No. 7-2008]
- See 195-32.7E(9) for additional information on the calculation of impervious coverage.