

LAND DEVELOPMENT

195 Attachment 1

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; 6-24-2002 by Ord. No. 18-2002; 8-9-2004 by Ord. No. 36-2004; 6-13-2005 by Ord. No. 18-2005; 3-24-2008 by Ord. No. 7-2008; 4-13-2009 by Ord. No. 11-2009; 11-9-2009 by Ord. No. 54-2009; 7-12-2010 by Ord. No. 35-2010; 10-16-2013 by Ord. No. 41-2013]

Zone	Maximum Height		Minimum Yards <sup>c</sup> (feet)			Minimum Lot Area (square feet)	Maximum Distance From Row Area To Be Calculated	Minimum Lot Width		Minimum Lot Depth	Maximum Impervious Cover	Maximum Principal Building Coverage	Other Requirements
	Stories	Feet	Front	Side, Each	Rear			Interior	Corner				
R-C Single-Family Residential Cluster	See § 195-32.2 requirements												
R-1 Single-Family Residential	2 ½	35	50	20 <sup>n</sup>	50	25,000	200	125 <sup>e</sup>	155	135	20%	10% <sup>m</sup>	
R-2 Single-Family Residential	2 ½	35	40	20 <sup>n</sup>	50	15,000	175	100 <sup>h</sup>	120	135	25%	12.5% <sup>m</sup>	
R-3 Single-Family Residential	2 ½	35	35	12 <sup>n</sup>	40	9,375	125	75	100	100	30%	15% <sup>m</sup>	
R-4 Single-Family Residential	2 ½	35	30	8 <sup>in</sup>	40	6,250	125	50	75	110	40%	20% <sup>m</sup>	
R-4 Two-Family Residential	2 ½	35	30	10 <sup>n</sup>	40	7,250	125	60	85	110	40%	20%	
R-5 Multifamily Residential	2 ½	35	See § 195-32.1			65,000	—	150	200	300	50%	25%	See § 195-32.1
R-5A Multifamily Residential	See § 195-32.14												
R-6 Attached Single-Family & Patio Homes	2 ½	35	See § 195-32.1			65,000	—	150	200	300	50%	25%	See § 195-32.1
R-SH Senior Citizen Housing	4	40	100	45	50	4 acres	—	200	200	250	50%	25%	See § 195-32.1
P Residential/Office	2 ½	35	30	10	40	7,250	125	60	85	110	60%		
CBD-1 Central Business	3 <sup>p</sup>	45	<sup>b</sup>	<sup>c</sup>	<sup>d</sup>	10,000	—	75	100	100	85%		
CBD-2 Central Business	Same as CBD-1 for nonresidential uses, except that the maximum impervious coverage shall be 85%. For residential uses, Standards of R-4 Zone shall apply.												
CC Community Commercial	2 ½	35	15 <sup>i</sup>	5	15	7,500	150	50	75	150	70%	<sup>k</sup>	Maximum FAR .25 <sup>o</sup>
U University	<sup>r</sup>	<sup>r</sup>	100	50	50	25 acres	—	1,000	—	—	20%		
OR Office & Research	3	55 [elevation 282 (based on NAVD 88)]	75	40	75	100,000	—	250			57% <sup>q)</sup>		No building shall be constructed closer than 100 feet to any boundary of a residential zone.
POR Private Outdoor Recreation	2 ½	35	<sup>l</sup>	<sup>l</sup>	<sup>l</sup>	25 acres	—	—	—	—	3	—	
PCD-O Planned Commercial Development-Office Zone. See § 195-32.8.													
R-PH Residential Public Housing. See § 195-32.12.													

Notes: See notes following Schedule I.

## Zoning Requirements & Identification of Variances

ZONING DISTRICT: \_\_\_\_\_

BLOCK/LOT: \_\_\_\_\_

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

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

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

ZONING REQUIREMENT	REQUIRED or PERMITTED	EXISTING	PROPOSED	Check if VARIANCE Requested
Minimum lot size				
Minimum lot width				
Minimum lot depth				
Principal Building:				
Minimum front yard setback				
Minimum side yard (r) setback				
Minimum side yard (l) setback				
Minimum rear yard setback				
Maximum building height				
Maximum building stories				
Maximum Principal building coverage		SF	SF	
Max. proposed building coverage ratio	%	%	%	
Accessory Structure:				
Minimum side setback				
Minimum rear setback				
Maximum floor area				
Maximum building height				
Impervious lot coverage (list all additional impervious surfaces, including any area not listed below)				
1. Principal building coverage (insert SF from above)		SF	SF	
2. Garage		SF	SF	
3. Shed		SF	SF	
4. Driveway		SF	SF	
5. Front walk/stoop		SF	SF	
6. Rear walks/patio		SF	SF	
7. Unenclosed Porches/ Stoop Overhang		SF	SF	
8.		SF	SF	
9.		SF	SF	
10.		SF	SF	
Total impervious lot coverage		SF	SF	
Max. impervious lot coverage ratio		%	%	
Other Requirements (if applicable)				
Drywell Required if Proposed area > 400 SF				

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)

## 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 is permitted, up to a maximum of 66 feet.
- g. 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 100 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. Each side yard shall be the minimum stated in the schedule, if the property in question meets the minimum lot width (interior or corner).
- j. Maximum front yard shall be 25 feet.
- k. Maximum building footprint: 5,000 square feet.
- l. 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.
- m. (Reserved)
- n. If the lot exceeds the minimum lot width, each side yard shall be increased by 20% of the excess lot width in question. In accordance with § 195-30.6, in the case of a lot on which an existing structure is located, the minimum side setback may be reduced by six inches for every foot by which the lot width is less than the minimum, subject to a maximum reduction of 50% of the requirement for the zone.
- o. Except for the provisions in § 195-32.5F concerning apartments over retail and/or office uses.
- p. 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 height requirement shall be considered a variance under N.J.S.A. 40:55D-70c.
- q. See § 195-32.7E(9) for additional information on the calculation of impervious coverage.