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.