

SCHEDULE OF SPACE REGULATIONS – RESIDENTIAL ZONES (SEE FOOTNOTES)

ZONE	R-43	R-25	R-15	R-10	R-6	R-5	RAH-SF	MF Apts. ^a	MFT ^a	TH-1	TH-2
Lot Area Min. Sq. Ft.	43,000	25,000	15,000	10,000	6,000	5,000 ^b	7,000	2 acres	2 acres	5 acres	6 acres
Density – Units per Acre	NA	NA	NA	NA	NA	NA	NA	12	20	8	4
Lot Width Minimum Ft.	150	100	90	75	60	50	50	150	150	footnote ^c	footnote ^c
Front Yard Minimum Ft.	50	35	35	30	25	25	15	50	35	footnote ^c	footnote ^c
Rear Yard Minimum Ft.	50	45	45	40	30	30	30	35	35	footnote ^c	footnote ^c
Side Yard Min. Ft. Ea. Side	25	17	15	12	8	7	7.5	25 ^d	25	footnote ^c	footnote ^c
Min. Total Side Yard	40%	40%	35%	35%	33%	33%	NA	30%	30%	footnote ^e	footnote ^c
Lot Coverage Max %	30%	30%	35%	35%	40%	45%	40%	70%	75%	70%	45%
Bldg. Coverage Max. %	12%	14%	18%	18%	20%	20%	30%	20%	20%	40%	18%
Building Height Max. Ft.	35	35	35	35	35	35	35	35	48	35	35
Maximum Stories	2	2	2	2	2	2	2	2	4	2.5	2
Floor Area Ratio	25%	25%	25%	25%	35%	35%	40% ^e	40%	60%	NA	30%

^a Townhouses are also permitted, subject to a density of not more than 6 units per acre.
^b Two-family houses must have a minimum lot area of 10,000 square feet.
^c These requirements for Townhouse Zones TH-1 and TH-2 are included in the text at Article 4.
^d End units only. Minimum distance between buildings is the building height.
^e 40% of first 8,000 sq. ft.; 25% of portion in excess of 8,000 sq. ft.

SCHEDULE OF SPACE REGULATIONS – NON-RESIDENTIAL (SEE FOOTNOTES)													
ZONE	B	B-1	NB	ORC	ORC-1	CRBD	G ¹	LI	PI	PL	PROD	PROD-2	RO60
Lot Area Min. Sq. Ft.	NA	85,000	NA	8,000	10,000	NA	124 acres	15,000	15,000	NA	85 Acres	15 Acres	60,000
Density – Units per Acre	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Lot Width Minimum Ft.	NA	250	NA	75	75	NA	NA	100	100	NA	NA	100	100
Front Yard Minimum Ft.	NA	10 & 100 ^g	NA	25	30	NA	NA	25	25	15 ⁿ	25 ⁱ	25	25
Rear Yard Minimum Ft.	NA	NA	NA	25	25	NA	NA	25	25	NA	NA	25	25
Side Yard Min. Ft. Ea. Side	NA	15	NA	10	12	NA	NA	12	12	NA	NA	12	12
Min. Total Side Yard ^j	NA	30	NA	33%	35%	NA	NA	25%	25%	NA	NA	25%	25%
Lot Coverage Max %	90%	60	90%	75%	50%	NA	3%	70%	90%	NA	70%	60%	65%
Bldg. Coverage Max. %	30%	15	30%	30%	20%	NA	NA	40%	50%	NA	35% ^k	25%	40%
Building Height Max. Ft.	42	35	42	35	35	42	NA	48	48	48	48 ^l	48 ^l	48
Maximum Stories	3	2	3	2	2	3	NA	3	4	3	NA	3 ^m	3
Floor Area Ratio	75%	27%	75%	75%	40%	225/300% ⁿ	NA	70%	150%	NA	65% [*]	50% [*]	60%

^f A minimum perimeter setback of 25 feet shall be provided in lieu of specific "yard" dimensions.

^g Ten feet on Morris Avenue and 100 feet on Prospect Street.

^h Elm Street, Maple Street, Morris Avenue frontage only. NA for all other streets.

ⁱ Passaic Ave. and River Rd. only; minimum 30 feet on Morris Ave. and 50 feet on Madison and Lincoln Aves.

^j Maximum required for one side yard shall be two times the minimum side yard for each side in feet.

^k 35% may be increased proportionately to a maximum of 40% as each parking structure is completed.

^l Building height of 60 feet is permitted in the "Height Exemption Area" – see Article 4, Section 4.3-16 and 4.3-17D6.

^m Building height of 5 stories is permitted in the "Height Exemption Area" as reflected on approved GDP and on attached map- see Article 4, Section 4.3-17D6

ⁿ In the CRBD, where a building is compliant in terms of use(s), an increase in the Floor Area Ratio from 225% up to or equal to 300% shall be permitted. The Floor Area Ratio calculation shall not include the area associated with the following: structured parking, elevators, and required ADA or code mandated improvements.

^{*} Parking structures shall be excluded from FAR calculations.

N/A – NOT APPLICABLE

NOVEMBER 2010