

**23-3 SCHEDULE OF DISTRICT REGULATIONS**

District	Dwelling Units/ Acre	Min Lot Size			Minimum	Minimum Setback			Max Bldg. Coverage	Max Lot Coverage	Max Height		Min Open Space
		Area (square feet)	Width (feet)	Depth (feet)	Front	Rear	Sides (feet)	Feet			Stories		
R-A1 One Family	8	5,000	50	100	20	20	5 each 14 total	35%	50% <sup>h</sup>	40	3	-	
R-A2 One Family	10	4,000	40	100	20	20	4 each 14 total	35%	50% <sup>h</sup>	40	3	-	
R-B / 1-2 units & duplex	-	3,500	35	100	20	20	5	50%	75% <sup>h</sup>	40	3	25%	
R-B / 3 units	-	5,000	50	100	20	20	5	50%	75% <sup>h</sup>	40	3	25%	
R-C	-												
R-C / 1-family, 2 family & Duplex	-	5,000	50	100	20	25	5 each side	45%	60% <sup>h</sup>	40	3	20%	
R-C Triplex (townhouse style)	-	7,500	75	100	20	25	5 each side	45%	60% <sup>h</sup>	40	3	20%	
R-C other permitted uses		10,000	100	100	20	10	5 each side	60%	80%	50 <sup>f</sup>	-	20%	
B-A	-	-	-	-	0 <sup>d</sup>	15	0 or 10 <sup>b</sup>	-	100%	50	3 4 <sup>g</sup>	See building amenity & open space Requirements	
B-G	-	-	-	-	0 <sup>d</sup>	15	0 or 10 <sup>b</sup>	-	100%	80 or 110	6 or 8 <sup>c</sup>	See building amenity & open space Requirements	
OS	N/A	-	-	-	-	-	-	15%	10%	30	2 ½	90%	

	Open Space												
1-2 family	SLR	N/A	2,500	25	100	0-10 <sup>b</sup>	30	2 and 3 <sup>a</sup>	45%	80%	35	3	20%
3 family	SLR	N/A	3,500	35	100	0-10 <sup>b</sup>	30	2 and 3 <sup>a</sup>	45%	80%	35	3	20%
Townhouse <sup>e</sup>	SLR –	-	2,500	25	100	15 feet to building (0-to stoop)	0	2 and 3 <sup>a</sup>	65%	80%	35	3	20%-Plus Roof-top terrace required
	SLH	N/A	10,000	100	100	20	40	10	-	75%	110	9	25%
	BB-1	N/A	5,000	50	100	15	15	5	-	100%	110	8	-
	BB-2	N/A	5,000	50	100	15	15	5	-	80%	40	3	-

Table Notes:

- a. Side yard setbacks shall be 2 feet on one side and 3 feet on the other. Where a window exists on an adjacent structure, the minimum side yard setback shall be 3 feet, with at least 1 foot of clearance on each side of the window.
- b. Minimum of 0 feet maximum of 10 feet.
- c. 8 stories is permitted only on corner lots with parking bonus.
- d. Maximum front yard is 0, however, up to 3 feet setback is required if needed to maintain prevailing sidewalk width.
- e. SLR Townhouses are permitted to be grouped at a maximum of 5 townhomes with 0 side yard setback. Decorative stoops are required and are exempt from the front yard setback requirement.
- f. Within all SLR, R-C and R-B zones the 3<sup>rd</sup> unit can be no more than 1 bedroom, excluding triplex and townhouse units.
- g. Within the B-A District four (4) stories is permitted only on the major corners of: Belleville Ave/Union Ave, Joralemon St/Union and Greylock/Union AND the additional story can only be used for additional office space on the second floor or an additional parking level with spaces that can be shared with the surrounding commercial district uses. If additional parking is proposed, ground floor retail requirements must be complied with.
- h. When pervious pavers are used, the pavers shall be included in the lot coverage calculation. When pavers are used for residential driveways, patios, or walkways, the maximum permitted lot coverage may be increased by 10% subject to the approval of the Township Engineer.
- i. For one-family dwellings, lot width, lot depth, lot area, front, rear or side yards may be reduced following the requirements of §23-18.14.

For a House of Worship, the height may be exceeded by no more than 35% to accommodate the inclusion of spires, domes, minarets, or similar religious features. See §23-18.17 Exception to Height Requirements for additional exemptions.