

ZONING

410 Attachment 1

Schedule of Area, Yard and Building Requirements
Borough of Alpha, Warren County, New Jersey
 [Amended 9-25-2007 by Ord. No. 07-11; 11-24-2020 by Ord. No. 2020-15; 11-7-2022 by Ord. No. 2022-10; 2-14-2023 by Ord. No. 2023-01]

Zone and Primary Permitted Uses	Maximum Lot Size								Minimum Yard Size				Maximum Percentage of Lot Coverage	Maximum Height	
	Interior Lots				Corner Lots				Front Yard (feet)	Any Side Yard (feet)	Total (Both Side Yards) (feet)	Rear Yard (feet)		Stories	Feet
	Area (square feet)	Maximum Depth of Measurement (feet)	Street (feet)	Building Line (feet)	Area (square feet)	Maximum Depth of Measurement* (feet)	Street (feet)	Building Line (feet)							
R-1 Residence Zone One-family dwellings Cluster residential developments Churches Municipal buildings Farms (farm dwelling)	3 acres 1.25 acres 5 acres 5 acres 1 acre		150 75 250 250 75	300 175 250 250 150					75 50 100 100 50	35 25 50 100 25	100 75 125 125 75	100 75 100 100 75	5% 10% 10% 10% 10%	2½ 2½ 2½ 2½ 2½	40 40 35 35 40
R-1A Residential Zone One-family dwellings Cluster residential developments Churches Municipal buildings Farms (farm dwelling)	6 acres 1.5 acres 6 acres 6 acres 1 acre	600	200 75 250 250 75	300 175 250 250 150					100 50 100 100 50	50 25 50 100 25	130 75 125 125 75	200 75 100 100 75	5% 10% 10% 10% 10%	2½ 2½ 2½ 2½ 2½	40 40 35 35 40
R-2 Residence Zone One-family dwellings Cluster with water and sewer Churches (see R-1 Zone requirements) Municipal buildings (see R-1 Zone requirements) Farms (see R-1 Zone requirements)	2 acres 1 acre		100 75	200 125					75 50	35 25	90 70	75 50	10% 15%	2½ 2½	40 35
R-3 Residence Zone One-family dwellings Churches (see R-2 Zone requirements) Municipal buildings (see R-2 Zone requirements) Farms (see R-2 Zone requirements)	9,375	125	45	75	10,625	125	75	85	25 ²	10	25	35	25%	2½	35
R-4 Residence Zone One-family dwellings Churches (see R-1 Zone requirements) Municipal buildings (see R-1 Zone requirements) Farms (see R-1 Zone requirements)	7,500	125	45	60	9,375	125	60	75	20 ²	10	25	35	25%	2½	35
R-5 Residence Zone One-family dwellings Two-family dwellings Churches (see R-2 Zone requirements) Municipal buildings (see R-2 Zone requirements) Farms (see R-2 Zone requirements)	7,500 9,375	125 125	45 45	60 75	9,375 12,500	125 ¹ 125 ¹	60 75	75 100	20 ² 20 ²	10 10	25 25	35 35	25% 25%	2½ 2½	35 35
MF Multifamily Multifamily dwellings (see text for additional requirements)	5 acres		500	500					75	30	60	60	20%	2	35

ALPHA CODE

Schedule of Area, Yard and Building Requirements
Borough of Alpha, Warren County, New Jersey
(cont'd)

Zone and Primary Permitted Uses	Maximum Lot Size								Minimum Yard Size				Maximum Percentage of Lot Coverage	Maximum Height	
	Interior Lots				Corner Lots				Front Yard (feet)	Any Side Yard (feet)	Total (Both Side Yards) (feet)	Rear Yard (feet)		Stories	Feet
	Area (square feet)	Maximum Depth of Measurement (feet)	Street (feet)	Building Line (feet)	Area (square feet)	Maximum Depth of Measurement* (feet)	Street (feet)	Building Line (feet)							
AH Affordable Housing	See Text														
B-1 Business Zone Retail stores and shops	15,000		100	100					25	15	30	25	35%	2	35
B-2 Business Zone Small retail stores and offices	11,000		75	75					25	25	130	130	30%	2	35
B-3 Business Zone Professional and general office uses	7,500		50	50					15	100	10	20	35%	2	35
Industrial Zone All permitted uses except § 410-20D(3)	2 acres	400	200	200					75	50	100	75	30%	2 ³	35 ^{3,4}
Industrial Zone Conditional use, § 410-20D(3)	10,000	100	100	100					10	10	20	10	50	1	150

NOTES

* Minimum lot areas must be measured within the maximum distance of the front street right-of-way prescribed in this column.

¹ Measured from any abutting street.

² Can be reduced by 6½ feet for an open-sided front porch.

³ Buildings containing a warehouse or distribution use shall be permitted a maximum height of one story and 43 feet. Portions of the building containing other ancillary uses including but not limited to office, manufacturing, laboratories, etc., shall be permitted to a maximum height of two stories and 43 feet as noted in the schedule.

⁴ For buildings containing a warehouse or distribution use, height of building shall be measured from the finished floor elevation for those portions of the building with loading docks.