

ZONING

395 Attachment 1

Borough of Runnemede

Schedule of Regulations

District	Minimum Lot Requirements		Minimum Yard Requirements Principal Building				Maximum Lot Coverage (percent)	Maximum Building Height		Minimum Floor Area (square feet)	Maximum Floor Area Ratio (percent)
	Area (square feet)	Frontage (feet)	Front ¹ (feet)	Rear (feet)	Side			Feet	Stories		
					One (feet)	Both (feet)					
R-1	6,000	60	A- B-10 C-25	25	7	14	35	30	2 1/2	One story: 900 All others: 1,400	—
R-2	20,000	100	A- B-30 C-30	20% or 40	1/3 of total	30	25	30	2 1/2	1,200	—
R-3	8,000	80	A- B-30 C-30	30	1/3 of total	30	35	30	2 1/2	1,200	—
C	6,000	60	10	10	1/3 of total	30	50	50	4	—	—
GO	10,000	80	25	25	1/3 of total	30	35	50	4	1,200	80
SED	20,000	100	40	40	20	40	35	50	4	—	70

NOTES:

- ¹A. In any residence district where 1/2 or more of the residence buildings situated on one side of the street between two intersecting streets conform to a minimum setback building line, no new building shall be erected and no existing building reconstructed or altered to project beyond such setback building line on that side of the street.
- B. Where more than 1/2 of the residence buildings situated on one side of the street between two intersecting streets do not conform to a minimum setback building line, no new building shall be erected and no existing building reconstructed or altered to project beyond the line of the building having the least setback on that side of the street, or a building setback of _____ feet, whichever greater.
- C. When no building exists within 100 feet on the same side of the street with the building to be erected, the setback building line shall be not less than _____ feet.