

ZONING

250 Attachment 1

Borough of Florham Park

§ 250-9. Schedule of Area, Yard and Building Requirements

[Amended 5-15-2001 by Ord. No. 7-01; 4-23-2002 by Ord. No. 7-02; 4-26-2005 by Ord. No. 17-05; 6-17-2008 by Ord. No. 08-21; 2-15-2018 by Ord. No. 18-2; 5-17-2018 by Ord. No. 18-9; 5-17-2018 by Ord. No. 18-10; 5-17-2018 by Ord. No. 18-11; 5-17-2018 by Ord. No. 18-12; 11-14-2022 by Ord. No. 22-16]

| Zone | Principal Building Setbacks | | | | | | | | Maximum Building Height (feet) | Maximum Building Height (stories) | Minimum Habitable Floor Space (square feet) | Minimum Lot Requirements (square feet/acres) | | | Maximum Building Coverage (%) ¹⁴ | Maximum Improved Lot Coverage (%) | Detached Accessory Building Setbacks | | | | Maximum Front Yard Setback |
|---------------------------|-----------------------------|-------------|-------------|------------------|--------------------|---------------|-------------|--------------------|--------------------------------|-----------------------------------|---|--|------------------|--------------|---|-----------------------------------|--|--------------|-------------------------------|-------------|----------------------------|
| | Interior Lots | | | Corner Lot | | | | Side Yard Combined | | | | Area (Sq.Ft./acres) | Width (feet) | Depth (feet) | | | Maximum Height, 15 Feet, 1 Story ¹⁰ | | | | |
| | Front (feet) | Side (feet) | Rear (feet) | Front (feet) | Street Side (feet) | Inside (feet) | Rear (feet) | | | | | | | | | | Percentage of Lot Width or Feet | Front (feet) | Corner Lot Street Side (feet) | Side (feet) | |
| R-7 | 40 | 10 | 30 | 40 | 40 | 10 | 30 | 20% | 35 | 2 | 1,200 | 7000 | 60 ¹ | 115 | Notes 8 & 9 | 35 ⁹ | 50 | 50 | 10 | 10 | Note 7 |
| R-15 | 40 | 10 | 50 | 40 | 40 | 10 | 50 | 20% | 35 | 2 | 1,200 | 15,000 | 100 ¹ | 150 | Notes 8 & 9 | 30 ⁹ | 50 | 50 | 10 | 10 | Note 7 |
| R-25 | 50 | 15 | 40 | 50 | 50 | 15 | 40 | 24% | 35 | 2 | 1,500 | 25,000 | 125 ¹ | 150 | Notes 8 & 9 | 30 ⁹ | 60 | 60 | 15 | 20 | Note 7 |
| R-44 | 50 | 20 | 50 | 50 | 50 | 20 | 50 | 28% | 35 | 2 | 1,800 | 43,560 | 140 ¹ | 160 | 10 ⁹ | 25 ⁹ | 60 | 60 | 20 | 20 | Note 7 |
| R-88 | 50 | 50 | 50 | 50 | 50 | 50 | 100 | 100 feet | 35 | 2 | 1,800 | 87,120 | 140 ¹ | 160 | 6 | 20 ⁹ | 50 | 50 | 20 | 20 | Note 7 |
| B-1 | 20 | 10 | 20 | 20 | 20 | 10 | 10 | -- | 35 ² | -- | -- | -- | 150 | -- | 20 | -- | Same as for principal building | | | | -- |
| PB-1 | 40 | 20 | 40 | 40 | 20 | 20 | 40 | -- | 30 ³ | -- | -- | 1 acre | 150 | -- | 15 (1 story) 10 (2 story) | 60 | -- | | | | -- |
| PB-2 | 30 | 15 | 30 | 30 | 30 | 15 | 30 | -- | 35 ³ | -- | -- | 15,000 | 100 | 120 | 20 ⁴ | 60 | -- | | | | -- |
| C-1 MF Multifamily Option | 100 | 50 | 50 | 100 | 50 | -- | 50 | -- | 35 | -- | 800 | 40 acres | 300 | 300 | 15 | 30 | Same as for principal building | | | | -- |
| C-1, C-2, C-5 | 150 ⁵ | 50 | 50 | 150 ⁵ | 100 | 50 | 50 | -- | 40 ⁶ | -- | -- | 5 acres | 300 | -- | 35 | 60 | Same as for principal building | | | | -- |
| C-3 | 100 | 75 | 75 | 100 | 100 | 75 | 75 | -- | 45 | -- | -- | 15 acres | 300 | 200 | 25 | 50 | Same as for principal building | | | | -- |
| C-4 | 100 | 75 | 75 | 100 | 100 | 50 | 75 | -- | 45 | -- | -- | 15 acres | 300 | 200 | 25 | 50 | Same as for principal building | | | | -- |
| MF-1 and MF-3 | 135 | 25 | 25 | 135 | 135 | 25 | 25 | -- | 35 | -- | 1,400 | 5 acres | 300 | 300 | 25 | -- | Same as for principal building | | | | -- |
| MF-2 | 100 | 25 | 25 | 100 | 100 | 25 | 25 | -- | 35 | -- | 850 | 5 acres | 100 | 300 | 25 | -- | Same as for principal building | | | | -- |
| MF-4 | 100 | 20 | 20 | 50 | 50 | 20 | 20 | -- | 40 | -- | 600 | 5 acres | 100 | 300 | 30 | -- | Same as for principal building | | | | -- |
| MF-6 ¹¹ | | | | | | | | | 55 | 3 | | 5 acres | | | 30 | 60 | | | | | |
| MF-8 ¹² | | | | | | | | | 55 | 3 | | 2 acres | | | 30 | 60 | | | | | |
| MF-9 ¹³ | | | | | | | | | 45 | 3 | | 5 acres | | | 30 | 50 | | | | | |
| OSR | 50 | 15 | 40 | 50 | 40 | 15 | 40 | -- | 35 | -- | -- | 1 acre | 200 | 200 | 30 | -- | Same as for principal building | | | | -- |
| OSM | 50 | 15 | 40 | 50 | 40 | 15 | 40 | -- | 35 | -- | -- | 1 acre | 200 | 200 | 30 | -- | Same as for principal building | | | | -- |

**§ 250-9. Schedule of Area, Yard and Building Requirements
(cont'd)**

NOTES:

- ¹ In residence zones, R-15, R-25 and R-44, the minimum lot width specified above shall be increased by 25 feet in the case of corner lots.
- ² An office building may be erected to no more than 50 feet in height upon the condition that for each five-foot increase above 35, there shall be an additional three feet of front yard setback.
- ³ In the PB Zone, no building shall have more than two stories.
- ⁴ In the PB-2 Zone, the maximum building coverage shall be 10% for two-story buildings.
- ⁵ All lots having frontage on and along both sides of Vreeland Road and Fernwood Road shall have a front yard setback of 100 feet.
- ⁶ See Borough Ord. No. 6-99A.
- ⁷ The maximum front yard setback shall be within 10) feet of the average front yard setback of all lots or portions of lots within 200 feet of the subject property on the same side of the block. To the extent that this provision conflicts with the minimum front yard setback, the minimum setback requirements shall prevail. For the purposes of this regulation, the front yard setback shall be measured to the facade of the structure that contains the principal entrance or front door to the dwelling.
- ⁸ Maximum Building Coverage Schedule for the R-15, R-25, and R-7 Zones only:

| Lot Area (square feet) | % Building Coverage |
|-----------------------------------|--------------------------------|
| less than 9,999 | 20 |
| 10,000 to 13,999 | 17.5 |
| 14,000 to 17,499 | 16 |
| 17,500 to 19,999 | 14.5 |
| 20,000 to 22,499 | 14 |
| 22,500 to 24,999 | 13.5 |
| 25,000 to 27,499 | 13 |
| 27,500 to 29,999 | 12.5 |
| 30,000 to 32,499 | 12 |
| 32,500 to 34,999 | 11.5 |
| 35,000 to 37,499 | 11 |
| 37,500 to 39,999 | 10.5 |
| 40,000 or greater | 10 |

⁹ Per Ord. No. 22-16, § 250-2.2, overhangs up to 18 inches shall not contribute towards building coverage. However, per Ord No. 22-16, § 250-2.2 definition for “setback line,” all residential construction to increase an existing home by more than 20% or entirely new construction, required setbacks shall be measured from the outer edge of the overhang to the property line.

¹⁰ Per Ord. No. 17-05, All other references to accessory building height are repealed.

¹¹ See § 250-140 for additional provisions.

¹² See § 250-144 for additional provisions.

¹³ See § 250-148 for additional provisions.

¹⁴ Per Ord. No. 22-16, § 250-14, sheds or accessory structures without electrical or plumbing that are 200 square feet or less in area and 10 feet or less in height shall NOT count towards the building coverage. They shall still count towards improved lot coverage.