

SCHEDULE OF BULK REGULATIONS

LU Attachment 1

**SECTION 131: SCHEDULE OF BULK REQUIREMENTS
LAND USE ORDINANCE OF THE TOWNSHIP OF LONG HILL
[Ord. No. 169-05 § 2; Ord. No. 208-07 § 2; Ord. No. 237-08; Ord. No. 308-13 § 3; Ord. No. 392-2016 § 7]**

Zone	Minimum Lot Area	Minimum Lot Width (feet)	Minimum Floor Area (square feet)	Minimum Building Width (feet)	Maximum Height of Building (stories/feet)	Minimum Front Yard (feet)	Minimum Side Yard (feet)	Minimum Rear Yard (feet)	Maximum Building Coverage (percent)	Lot Coverage (percent)	Floor Area Ratio (FAR)	Buffer (feet) (9)
C	3 acres	250	1,500	—	2-1/2/35	75	25(1)	50	—	15	—	—
R-2	45,000	150	1,500	—	2-1/2/35	75	25(1)	50	—	20	(15)	—
R-3	30,000 square feet	150	1,500	—	2-1/2/35	50	25(1)	40	—	20	(15)	—
R-4	20,000 square feet	100	1,200	—	2-1/2/35	50	10(2)	25	—	25	(15)	—
R-5 [Ord. No. 392-2016]	10,000 square feet	100	1,200	—	2-1/2/35	50	10(2)	25	—	25	(15)	—
R-MF	5 acres	300	See Sec. 132.	—	2-1/2/35	50	50	50	15	40	(15)	—
TH	—	—	See Sec. 132.	—	35	50	50(3)	50	—	40	(15)	—
R-MF-2	5 acres	300	See Sec. 132.	—	2-1/2/35	50	50	50	15	40	(15)	—
R-MF-3	20,000 square feet	100	See Sec. 132.	—	3/35	25	25	25	15	40	(15)	—
SC	—	300(4)	—	—	3/35	60	25	50	—	—	(15)	—
B-1-5	5,000 square feet	50	650 (ground floor)	20(5)	2/35	10 (max.)	10(6)	25	35	65	1.0	10
B-1-20	20,000 square feet	100	800 (ground floor)	20(5)	2/35	50	20(7)	25	20	40	.40	25

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M	10,000 square feet	50	—	20(5)	2/35	10	5	25	30	60	.40	25
M-H	20,000 square feet	100	800 (ground floor)	20(5)	2/35	25	20(7)	25	20	40	.40	25
O	20,000 square feet	100	800	—	2/35	50	20(8)	25(8)	20	40	.30	25
LI-2	2 acres	300	8,000	—	2/35	75	40(11)	100	40	70	.60	30
P	15,000 square feet	100	1,000	—	2-1/2/35	25	10	25	—	60	.40	—
B-D [Ord. No. 392-2016]	20,000 square feet	100	—	—	2/35	Min 20' Max 50'	20(8)	25(8)	30	60	.50	10
PVO [Ord. No. 392-2016]	20,000 SF	100	—	—	2/35	Min 20' Max 50'	20(8)	25(8)	30	70(16)	.70	10
PSO [Ord. No. 392-2016]	160,000 square feet	400	—	—	2/35	150(10)	75	100	30	60	.30	30
VIO [Ord. No. 392-2016]	20,000 square feet	100	—	—	2/35	50	20(8)	25(8)	20	70	.60	25

NOTES:

- (1) Aggregate width of side yards shall equal at least 30% of lot width at the building line.
- (2) Aggregate width of side yards shall equal at least 35% of lot width at the building line.
- (3) Except for land abutting the SC zone.
- (4) Minimum lot depth requirement is 300 feet.
- (5) If building contains more than 1 business unit, building width requirement shall be 15 feet. Maximum store size in M, B-1-5, M-H and B-1-20 zones shall be 3,000 square feet.
- (6) Side yard setback is reduced to 0 feet if property does not abut a residential use or zone.
- (7) Aggregate of both side yards must be of at least 50 feet; side and rear yards shall be a minimum of 30 feet when property abuts a residential use or zone.

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- (8) Side and rear yards must be increased to 30 feet when property abuts a residential use or zone.
- (9) Buffer is required when property abuts or is located across a street from a residential use or zone; in L1-2 zone, no building shall be built within 150 feet of a residential zone. When a side or rear yard in the M zone abuts a residential use or zone, the side or rear yard building setback shall be a minimum of 40 feet.
- (10) Parking shall be permitted in the front yard except that no parking shall be located within 25 feet of any right-of-way or 20 feet from any property line.
- (11) For lots with a width of less than 200 feet, the minimum width for each side yard shall not be less than 20% of the lot width, except that no side yard shall be less than 30 feet.
- (12) Parking areas and driveways in all zones shall be set back at least 5 feet from all property lines, other than: (i) from the property line which is crossed by the driveway that provides access to the lot; or (ii) when a different setback is provided in this section.
- (13) In the R-4 zone on tracts of 20 acres or larger, the Schedule of Bulk Requirements shall be modified to allow the minimum required lot area to be 15,000 square feet, the minimum required lot width to be 50 feet, and the minimum required front setback to be 35 feet, provided that the average of such areas and dimensions in the development shall not be less than those required in the Schedule of Bulk Requirements.
- (14) Planned Senior Residential Communities in the R-4 zone shall be governed by the conditional use provisions of Section 125.4 and by the following bulk requirements; minimum front yard, 25 feet; minimum side yard, 8 feet; minimum rear yard, 25 feet; and maximum lot coverage, 40%.
- (15) See Section 132.6 for floor area ratios in residential zones.
- (16) May be increased up to 80% at the discretion of the Approving Authority in consideration for reducing the number of driveways and curb cuts and/or exceeding required site improvement standards. [Ord. No. 392-2017 § 7]