

# ZONING

## 215 Attachment 1

### Borough of Mendham

#### SCHEDULE I

#### SCHEDULE LIMITING HEIGHT AND AREA OF IMPROVEMENTS

[Amended 8-20-1979 by Ord. No. 14-79; 5-16-1988  
by Ord. No. 6-88; 8-7-1989 by Ord. No. 17-89;  
6-17-2002 by Ord. No. 06-02; 4-18-2005 by Ord. No. 5-05]

#### Minimum Lot Sizes, Heights and Improvements

Zone	Families Per Lot	Area of Lot (acres)	Width of Lot (feet) <sup>1</sup>	Maximum Height, All Buildings (feet)	Coverage of Lot by Improvements <sup>2</sup> (percent)
5-Acre Residence	1	5	400	45	<sup>3</sup>
3-Acre Residence	1	3	250	45	<sup>3</sup>
1-Acre Residence	1	1	150	40	<sup>3</sup>
1/2-Acre Residence	1	1/2	100	40	<sup>3</sup>
1/4-Acre Residence	2	1/4	80	40	<sup>3</sup>
East Business	2	1/2	100	2-story, but not to exceed 35	65%
Historic Business	2	1/2	100	40	65%
Limited Business	--	1/2	100	2-story, but not to exceed 35	65%

#### NOTES:

<sup>1</sup> Width is measured at the rear of the front yard in all zones, except in the 3- and 5-Acre Zones as hereinafter provided. Frontage at the street line must be at least the minimum required in all zones; except, however, in the 3- and 5-Acre Zones, where frontage of at least 25 feet is permitted; provided, however, that the lots having such frontage have a minimum width as required above, at the building line, for the respective zones and that the building line is a minimum distance of 375 feet in the 3-Acre Zone and 575 feet in the 5-Acre Zone from the street line upon which the 25 feet of frontage is located.

<sup>2</sup> Improvements include paved parking areas, walkways, patios, pools and the like, as well as buildings.

<sup>3</sup> The building height and impervious coverage limitations shall be as set forth in § 215-31.1 for the 1/4-, 1/2-, 1-, 3- and 5-Acre Residence Zones.