

ZONING

215 Attachment 2

Borough of Mendham

SCHEDULE II MINIMUM BUILDING SETBACKS^{1,4,5}

[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; 5-16-1994 by Ord. No. 9-94; 6-17-2002 by Ord. No. 06-02;
4-18-2005 by Ord. No. 5-05; 12-7-2007 by Ord. No. 26-07; 11-18-2013 by Ord. No. 11-13]

Zone	Main Building		Each Side ² (feet)	Accessory Building	
	Front (feet)	Rear (feet)		Front (feet)	Rear and Sides (feet)
5-Acre Residence	75	60	40 ^{3,6}	75 ⁶	40 ^{3,6}
3-Acre Residence	75	60	25 ³	75	20 ³
1-Acre Residence	75	40	25	75	20
1/2-Acre Residence	50	30	15	50	15
1/4-Acre Residence	30	25	10	30	10
East Business	50	50	15	50	15
Historic Business	20	20	10	20	15
Limited Business	30	30	15	30	5

NOTES:

¹ Setbacks are measured from the lot line to the part of the building nearest said lot line.

² May be reduced as per § 215-30.

³ In the 5-Acre Residence Zone and 3-Acre Residence Zone, no driveways or parking areas shall be located anywhere within the side yard requirements running the full length of the property from the front to the rear.

⁴ The bulk and setback requirements of Schedule II shall be as modified by § 215-31.1 for the 1/4-, 1/2-, 1-, 3- and 5-Acre Residence Zones.

⁵ Special front yard setback averaging applies in the 1/4-Acre, 1/2-Acre, East Business and Limited Business Zones of the Main Street Corridor as set forth in § 195-57.7.

⁶ Setbacks for small wind energy system shall be as permitted and regulated in § 215-12.7.