

LAND USE AND ZONING

245 Attachment 1

**Borough of Mountain Lakes  
Schedule I  
Table of Bulk Requirements**

Zone	Minimum Lot Size <sup>1,2</sup>			Minimum Setback (feet) <sup>2</sup>			Maximum Height (stories/feet) <sup>9</sup>		Accessory Structures Maximum Height (feet)	Maximum Coverage (percent)		
	Area (square feet)	Frontage (feet)	Depth (feet)	Front	Side	Rear				Buildings	FAR <sup>5</sup>	Improved <sup>5</sup>
R-AA	22,500	150	150	40	25	25	2 1/2	35	20	—	13	20
R-A	15,000	100	150	40	25	25	2 1/2	35	20	—	17	25
R-1	10,000	100	100	30	10	15	2 1/2	35	20	—	20	25
R-2	8,000	75	100	30	10	15	2 1/2	35	20	—	20	25
RC-2												
Conventional	15,000	100	150	40	25	25	2 1/2	35	20	—	20	25
Clustering <sup>3</sup>	See § 245-74											
R-AH	See § 245-75											
R-AH2	See § 245-76											
R-AH3 Overlay	5 acres	350	400	50			3	50	20	30		60
A	6,500	—	—	20	20	20	2	35	20	40	—	70
B	20,000	100	200	50	20	20	2	35	20	30	—	80
OL-1 <sup>4</sup>	2 acres	—	—	100	150	150	2	35	20	30	—	65
OL-2 <sup>4</sup>	5 acres	400	400	80	100	100	2	35	20	30	—	60
OL-2/R-1 Overlay	See § 245-80											
C Conservation	See § 245-81											
OL-1/AH Overlay	See § 245-82											
OL-2/AH Overlay	See § 245-83											

NOTES:

- 1 See also lot regulations and exceptions at § 245-85.
- 2 See also yard regulations and exceptions at § 245-86.
- 3 For RC-3 cluster townhouse option, see § 245-106.
- 4 See also supplemental bulk regulations at § 245-79D.
- 5 See also bulk incentives for contributing dwellings at § 245-88C.

## MOUNTAIN LAKES CODE

- 6 In R-1 and R-2 Zones, the minimum side or rear yard setback for any building shall be the requirements stated herein or equal to the height of an accessory building located closer to the property line than the principal building, whichever is greater.
- 7 Minimum combined setback for both side yards is 30 feet.
- 8 Minimum combined setback for both side yards is 25 feet.
- 9 See also § 245-87, Residential building height.