

ZONING
360 Attachment 1

**Zoning
Schedule of Bulk Requirements
Township of Pequannock, New Jersey**

Zone	Primary Principal Uses	Minimum Lot Area (square feet)	Minimum Lot Width (feet)	Minimum Lot Depth (feet)	Minimum Lot Frontage (feet)	Minimum Yards (feet)			Maximum Height		Maximum Building Coverage	Maximum Lot Coverage
						Front	Rear	Side	Stories	Feet		
Residential												
R-87	One-family dwellings	87,120	200	435	200 ¹	75	75	75 both (25 one)	2 1/2	35	8%	20%
R-45	One-family dwellings	45,000	150	300	150 ¹	50	75	55 both (20 one)	2 1/2	35	10%	25%
R-22	One-family dwellings	22,000	110	200	110 ¹	50	50	40 both (15 one)	2 1/2	35	15%	30%
R-15	One-family dwellings	15,000	100	175	100 ¹	50	40	35 both (15 one)	2 1/2	35	17%	35%
R-11	One-family dwellings	11,250	90	125	90 ¹	50	30	25 both (10 one)	2 1/2	35	18%	40%
R-9	One-family dwellings	9,375	125	125	125 ¹	35/25	25	10	2 1/2	32/35	20%	42%
PRD	One-family dwellings	9,000	75			35	25	18.75 both (6 one)	2.5	35	20%	50%
	Duplexes	7,000	70			25	20	21 both (6 one)	2.5	35	30%	55%
	Patio homes	4,500	50	—	—	25	20	10	2.5	35	50%	70%
	Townhomes	N/A	16/25			20	20	0/10	3	40	55%	75%
	Multifamily housing	N/A	N/A			30	20	N/A	3	40	N/A	N/A
CCRC	Continuing care retirement community	125 acres	—	—	—	100	50	50	7	75	—	—
C/R	Conservation Recreation	4,000	50	—	—	25	25	50	2 1/2	35	15%	30%
Commercial												
C-1	Community Business	4,000	40	—	50	25	10% depth of lot/10	10 both (3 one)	2	30	30%	90%
	Townhouse/Multifamily	2.5 acres	200	—	—	50	35	35	2.5	35	20%	70%
C-2	Highway Commercial	1 acre	200	—	50	50	20% depth of lot/12	0 or 6	2	30	30%	90%
C-3	Regional Commercial	4 acres	350	—	50	75	Min. 30/Max. height of building	Min. 30/Max. height of building	5	70	See FAR Schedule	
C-4	Regional Commercial (with exceptions)	4 acres	350	—	50	75	Min. 30/Max. height of building	Min. 30/Max. height of building	5	70	See FAR Schedule	
CBD-1	Central Business District	4,000	40	—	50	Max. 5	50	0	3	35	60%	90%
CBD-2	Central Business District	4,000	40	—	50	Max. 10	25	0	4	45	60%	90%
	Multifamily	18,000	100	—	—	Max. 10	25	0	4 ²	45	60%	90%
H-C	Hybrid Commercial	2.5 acres	300	—	250	50	Min. 30/Max. height of building	Min. 30/Max. height of building	4	40	35%	75%
Industrial												
I-1	Industry	1 acre	150	—	50	50	Min. 30/Max. height of building	Height of building Both (30 one)	2	35	35%	75%
I-2	Industry	2 acres	275	—	50	50	Min. 30/Max. height of building	Height of building Both (30 one)	3	35	40%	85%
I-1A	Industry	1 acre	150	—	50	50	Min. 30/Max. height of building	Height of building Both (30 one)	2	35	35%	75%
AG-1	Agricultural	87,120	200	435	200 ¹	75	75	70 both (25 one)	2 1/2	35	30%	35%
AG-2	Agricultural	87,120*	200	435	200 ¹	75	75	70 both (25 one)	2 1/2	35	30%	35%
H	Hospital	22,000	90	200	90	100/50	100	40 both (15 one)	5	75	30%	60%

NOTES:

¹ For lots around the bulb of a cul-de-sac, lot frontage shall be at least 50% of the lot width.

² For buildings that are within 100 feet of residential zones, no structure shall exceed three stories or 35 feet in height, whichever is less.

³ insert

* For single-family detached dwellings, the R-22 bulk requirements apply.