

LAND USE AND DEVELOPMENT

165 Attachment 3

**Borough of Wharton**

**Schedule XI-2**

**District Regulations**

**Borough of Wharton, New Jersey**

**[Amended 12-20-1999 by Ord. No. O-20-99; 5-8-2000 by Ord. No. O-7-2000;  
5-20-2002 by Ord. No. O-5-02; 10-17-2005 by Ord. No. O-20-05; 7-16-2018 by Ord. No. O-11-18]**

Zone	Minimum Lot Area (square feet)	Minimum Lot Area Within This Distance From Front Lot Line (square feet)	Minimum Lot Width (feet)	Minimum Lot Depth (feet)	Minimum Front Yard (feet)	Minimum Side Yard (feet)	Minimum Rear Yard (feet)	Maximum Building Coverage (percent)	Maximum Impervious Coverage (percent)	Maximum Building Height		Density/ Floor Area Ratio
										Stories	Feet	
R-40	40,000	300	150	200	50	25	50	15	30	2 1/2	30	NA
R-15	15,000	225	100	150	30	20	30	20	40	2 1/2	30	NA
R-10	10,000	150	100	100	30	15	30	20	40	2 1/2	30	NA
R-75	7,500	150	75	100	25	10	20	20	40	1/2	30	NA
RM-75												
1-family	7,500	150	75	100	25	10	20	20	40	2 1/2	30	NA
2-family	15,000	185	120	125	25	10	20	20	40	2 1/2	30	NA
A	3 acres	NA	250	500	50	50	50	30	70	2	35	12
SH	4 acres	NA	300	300	40	30	30	15	50	4	50	22
AH-1	5 acres	NA	150	200	50	30	30	30	65	2 1/2	35	14
AH-2	9 acres	NA	150	200	50	30	30	25	60	2 1/2	35	Note 3
AH-3	4 acres	NA	100	100	10	10	20	50	70	4	50	15
AH-4	1 acre	NA	100	100	10	10	20	50	70	4	50	15
AH-OO	**	**	**	**	**	**	**	**	**	**	**	Min. 6

WHARTON CODE

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										Stories	Feet	
CBD	2,500	NA	25	100	0	Note 1	Note 2	10	75	2 1/2	35	NA
B-1	10,000	NA	100	100	20	15	30	25	70	2 1/2	35	NA
B-2	40,000	NA	150	200	50	25	40	40	70	2 1/2	35	0.35
I-1	2 acres	NA	250	250	50	30	40	40	60	3	40	0.40
I-2	2 acres	NA	250	250	100	Note 2	Note 2	40	60	4	50	0.40
I-3	2 acres	NA	200	300	60	40	65	40	70	4	50	0.40
ALR*	5 acres	NA	400	300	100	50	NA	40	70	8	80	20
OAL (restaurants, offices and banks)	40,000	NA	100	300	50	30	40	40	70	2 1/2	35	NA/ FAR 0.35
OAL (assisted living facilities)	40,000	NA	100	300	50	30	40	30	60	3	35	35/ FAR NA
MB	5 acres	NA	200	250	50	30/60	40	40	65	4	50	0.35

\* Minimum parking setback: Route 80 and Union Turnpike: 10 feet; all other property lines: 25 feet; East Dewey Avenue: 100 feet.

\*\* As permitted by underlying zone.

**NOTES:**

Note 1: No side yard is required except:

- 1) If such side yard abuts a residential district, such side yard shall adhere to the buffer strip requirements of this chapter.
- 2) If such side yard is used as access to off-street parking, such driveway shall not be less than 12 feet in width.

Note 2: Fifty feet, except that no building shall be closer than 100 feet from a residential zone district.

Note 3: A maximum gross density of 6.6 dwelling units per acre shall be permitted on Block 7.01, Lot 1 (West Dewey Avenue), and a maximum gross density of 8.0 dwelling units per acre shall be permitted on Block 16.03, Lot 4 (Irondale Road).