

ZONING

37 Attachment 1

Township of Edison

Schedule A

Schedule of Area, Yard and Building Requirements¹ (§ 37-63.1)

Zoning Ordinance of the Township of Edison, Middlesex County, New Jersey

[Amended 10-22-1980 by Ord. No. 41-80; 4-8-1981 by Ord. No. 18-81; 5-27-1981 by Ord. No. 24-81; 6-27-1984 by Ord. No. 167-84; 10-10-1984 by Ord. No. 185-84; 12-13-1989 by Ord. No. 489-89; 2-24-1993 by Ord. No. 686-93; 8-26-98 by Ord. No. O.1088-98; 11-23-98 by Ord. No. O.1113-98; 3-8-2000 by Ord. No. O.1188-2000; 4-26-2000 by Ord. No. O.1193-2000; 10-25-2001 by Ord. No. O.1275-2001; 11-28-2001 by Ord. No. O.1279-2001; by Ord. No. O.1629-2008 §§ 1-4; Ord. No. O.2130-2021]

| 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | 13 | 14 | 15 | 16 | 17 |
|--|---------------------------------------|------------------|---|-----------------------|-----------------|----------------------|-----------|-----------|---|-----------------------------|------|---|---|-----------------------------|---|-------------------------------|
| District | Minimum Lot Requirements ¹ | | Minimum Required Yard Depth ¹ (feet) | | | | | | Maximum Percent of Lot Coverage by all Buildings Inclusive of Accessory Buildings | Maximum Height ² | | Maximum Percent of Lot Coverage by All Buildings and Pavement | Minimum Gross Floor Area ⁹ (square feet) | | See Notes ^{10 & 11} Maximum Floor Area Ratio | Minimum Lot Depth Requirement |
| | Area (square feet) | Lot Width (feet) | Principal Building | | | Accessory Building | | | | Stories | Feet | | 1-Story Buildings (all buildings) | More Than 1-Story Buildings | | Feet |
| | | | Front Yard ⁵ | Minimum One Side Yard | Both Side Yards | Rear Yard | Side Yard | Rear Yard | | | | | | Total of All Floors | | |
| R-A-A | 40,000 | 150 | 50 | 20 | 50 | 75 | 20 | 20 | 10 | 2 1/2 | 44 | 25 | 1,400 | 1,400 | 0.15 ^{13,14} | 190 |
| R-A and R-A (PRD) | 20,000 | 100 | 35 | 15 | 30 | 60 | 10 | 10 | 15 | 2 1/2 | 40 | 30 | 1,400 | 1,400 | 0.25 ^{13,14} | 150 |
| R-BB | 10,000 | 85 | 25 | 10 | 25 | 30% of the lot depth | 5 | 5 | 20 | 2 1/2 | 35 | 40 | 1,200 | 1,200 | 0.37 ^{13,14} | 100 |
| R-B | 7,500 | 75 | 25 | 6 | 18 | 30 | 3 | 3 | 23 | 2 1/2 | 32 | 40 | 960 | 1,200 | 0.44 ^{13,14} | 100 |
| L-R | 5 acres | 200 | 50 | 50 | 100 | 50 | 25 | 25 | 20 | 3 | 35 | 50 | — | — | 0.4 | 450 |
| L-B | 7,500 | 50 | See Note 6 | 12 | 25 | 40 | 12 | 40 | 30 | 2 | 30 | 75 | 1,500 | 1,500 | 0.3 | 100 |
| G-B | 10,000 | 100 | 30 | 15 | 30 | 25 | 15 | 25 | 25 | 2 | 30 | 75 | 1,500 | 1,500 | 0.25 | 100 |
| G-BH | 20,000 | 100 | 50 | 15 | 30 | 25 | 14 | 25 | 25 | 2 | 30 | 80 | 1,500 | 1,500 | 0.25 | 125 |
| P-B | 5 acres | 300 | 100 | 50 | 100 | 50 | 50 | 50 | 20 | 3 | 50 | 80 | 10,000 | 10,000 | 0.6 | 400 |
| O-S | 20,000 | 100 | 35 | 15 | 30 | 60 | 10 | 10 | 25 | 2 | 30 | 65 | 1,500 | 1,500 | 0.25 | 125 |
| R-I | 80,000 | 200 | 50 | 50 | 100 | 50 | 50 | 50 | 30 | 2 | 30 | 80 | 5,000 | 5,000 | 0.4 | 275 |
| R-I-I | 80,000 | 200 | 75 | 50 | 100 | 50 | 50 | 50 | 30 | 2 | 30 | 70 | 5,000 | 5,000 | 0.4 | 275 |
| L-I | 80,000 | 150 | 50 | 40 | 80 | 40 | 40 | 50 | 50 | 3 | 45 | See Note 7 | 5,000 | 5,000 | 0.5 | 275 |
| ROL | 100,000 | 200 | 50 | 50 | 100 | 50 | 50 | 50 | 303 | — | — | 854 | 5,000 | 5,000 | 1.0 | 350 |
| E-I | 40,000 | 150 | 100 | 75 | 150 | 75 | 75 | 75 | 15 | 5 | 65 | 75 | 5,000 | 5,000 | 0.35 | 200 |
| T-C | 80,000 | 300 | 100 | 50 | 100 | 50 | 50 | 50 | 25 | 3 | 100 | 65 | 5,000 | 5,000 | 0.35 | 275 |
| U-R8 | See § 37-42.1 | | | | | | | | | | | | | | | |
| G-C | 115 acres | 300 | 35 | 15 | 30 | 60 | 15 | 60 | 5 | 2 1/2 | 35 | 75 | 1,500 | 1,500 | 0.05 | 500 |
| R-A-th, R-BB-th, R-B-th ^{1,4} | | | | | | | | | | | | | | | | |
| O-S-1 | 7,500 | 60 | 25 ³ | 6 | 18 | 25 | 5 | 5 | 25 | 2 | 30 | 65 | 1,000 | 1,000 | 0.3 | 100 |
| O-S-2 | 7,500 | 75 | 25 ³ | 6 | 18 | 25 | 5 | 5 | 25 | 2 | 30 | 65 | 1,000 | 1,000 | 0.3 | 100 |
| AHOZ ¹² | 10 acres | 200 | 50 ³ | 50 | 100 | 50 | 25 | 25 | 25 | 3 | 35 | 50 | — | — | 0.50 | — |

EDISON CODE

NOTES:

- 1 Permitted modifications may be allowed in districts. See permitted modifications section of each district. Further, no side or rear yard shall be required in any commercial or industrial zone adjacent to a railroad right-of-way.
- 2 The height limit is the number of stories or number of feet, whichever is the lesser.
- 3 Maximum percent shall be forty-five (45%) percent if buildings include parking decks and/or garages.
- 4 Maximum percent shall be eighty (80%) percent if buildings include parking decks and/or garages.
- 5 Front yard setbacks. The required front yard setback for any new single-family or two-family dwelling shall be equal to the average front yard setback of the existing homes located upon adjacent lots, when such homes have an existing front yard depth greater than specified in the schedule.
- 6 The minimum front yard shall be fifteen (15) feet or the height of the principal building up to twenty-five (25) feet, whichever is greater.
- 7 Eighty (80%) percent for lots not located in an approved industrial park; for lots located in an approved industrial park, eighty-five (85%) percent.
- 8 The minimum standards as set forth in Residence B designation are applicable to construction in the UR-61-11 district.
- 9 Floor area shall be calculated as defined in this chapter and the New Jersey Uniform Construction Code.
- 10 F.A.R. (Column 16) shall not apply to industrial parks, as defined in this chapter, and further regulated under Section 37-33.4a.
- 11 When the construction of a single-family detached dwelling is proposed in the O-S zone, floor area ratio shall not apply.
- 12
 - a. Maximum building length: 160 feet;
 - b. Minimum space between buildings: 25 feet;
 - c. Minimum width of any townhouse unit: 16 feet;
 - d. Minimum floor area per townhouse unit: 750 feet;
 - e. Townhouse buildings shall have a minimum of two (2) and a maximum of eight (8) units;
 - f. Maximum of sixteen (16) families per multifamily or apartment building;
 - g. Maximum density: apartment or multifamily unit twelve (12) units/acre; townhouse unit ten (10) units/acre.

- 13 The same maximum residential floor area ratios set forth above shall apply with equal force to all lots which are nonconforming in terms of lot area as to the applicable zone district requirements. For instance, a lot which has an area of six thousand (6,000) square feet in the R-B zone district shall be subject to the .44 residential floor area ratio, resulting in a maximum dwelling size (exclusive of basement and attic, but inclusive of a garage) of two thousand six hundred forty (2,640) square feet.
- 14. All plans submitted to the Zoning Officer for a Zoning Permit for a single-family dwelling in the R-AA, R-A and R-A (PRD), R-BB and R-B zone districts pursuant to subsection 37-67.3 of this Code shall include a table identifying the floor area for the first floor, second floor, attic and garage of said proposed dwelling and the overall floor area ratio. Below the table, the following certification shall appear and be signed by a New Jersey licensed engineer or architect:

CERTIFICATION

The undersigned certifies that the floor areas set forth above and the overall floor area ratio have been verified by me as accurate. I recognize that the Zoning Officer is relying upon the accuracy of said information as part of the Zoning Permit Process.

_____ License # _____
 [signature]

Date: _____