

# ZONING

## 540 Attachment 1

### Borough of South Plainfield

#### Schedule of General Requirements

[Amended 3-11-1993 by Ord. No. 1305B; 1-13-1997 by Ord. No. 1439; 3-27-1997 by Ord. No. 1448; 5-14-1998 by Ord. No. 1483; 7-13-2000 by Ord. No. 1542; 9-21-2004 by Ord. No. 1679; 2-3-2014 by Ord. No. 1996]

Zone	Minimum Lot Area (square feet)	Minimum Lot Requirements (feet)		Minimum Yard Requirements (feet)					Maximum Lot Coverage	Maximum Height (feet)
				Principal Building			Accessory Building			
		Width	Depth	Front	Rear	Each Side	Rear	Side		
R-15	15,000	100	150	40	20	12	10	6	25%	35
R-10	10,000	100	100	30	20	8	5	5	25%	35
R-7.5	7,500	75	100	30	20	8	5	5	25%	35
R-1-2 Single-Family	Same as R-7.5									
R-1-2 Two-Family	Same as R-10									
OBC-1	10,000	100	100	30	20	15	15	10	30%	35
OBC-2	5,000	50	100	15	20	10	10	8	80%	35
OBC-3	240,000	—	—	50	50	50	—	—	30%	35
OBC-4	20 acres	—	—	50	50	50/ 100	50	50	15%	1 story or 40
OPA-1	10,000	100	100	30	20	15	15	10	30%	35
OPA-2	240,000	400	300	100	100	100	50	50	50%	75
M-1	200,000	350	300	75	50	50	20	20	40%	50
M-2	120,000	300	250	75	50	50	20	20	40%	50
M-3	40,000	200	200	50	20	30	10	10	50%	50

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Zone	Minimum Lot Area (square feet)	Minimum Lot Requirements (feet)		Minimum Yard Requirements (feet)					Maximum Lot Coverage	Maximum Height (feet)
				Principal Building			Accessory Building			
		Width	Depth	Front	Rear	Each Side	Rear	Side		
PRD-1	300,000	—	—	25	25/35	25/35	10	10	20%	3 stories or 40
SC-1	250,000	—	—	50	35	35	10	10	20%	5 stories or 50
MUD-1	100 acres	—	—	25	25/35	25/35	10	10	20%	3 stories or 40
AH-1	15 acres	400	400	40	30	30	25	35	25%	3 stories or 40
AH-2	25 acres	600	—	35	40	40	40	—	25%	3 stories or 40
HDD	5,000	50	100	15	20	10	10	8	80%	35
RH	87,120	250	250	50	50	50	20	20	30%	50

**NOTES:**

- (1) The side or rear yard required for industrial buildings in the M-1 Zone shall be waived or modified in such cases as the side or rear property line abuts a railroad right-of-way or siding.
- (2) For R-15, R-10 and R-7.5 Zones, an additional 10% lot coverage shall be allowed when lot coverage is exceeded due to pools and sheds. In no instance shall the coverage exceed 35% total coverage.
- (3) In residential zones, specifically the R-15 Zone, R-10 Zone, R-7.5 Zone and R-1-2 Zone, noncombustible sheds no larger than 100 square feet may be placed with a two-foot rear and a two-foot side yard setback.
- (4) Metal sheds no larger than 100 square feet in the R-15, R-10 and R-7.5 Zones may be placed no closer than two feet to the rear or side boundary line. All sheds other than metal sheds (i.e., wood or vinyl sheds) shall be placed no closer than three feet to the rear or side boundary line.