

# ZONING

## 350 Attachment 1

### Borough of South River Schedule of Area, Yard and Building Requirements

Zone	Minimum Lot Requirements			Minimum Required Yard Depth (feet)						Maximum Height of Principal Building <sup>1</sup>		Maximum % of Impervious Coverage by all Buildings and Pavement	Maximum Gross Density (du/ac)	
	Area (square feet)	Lot Width (feet)	Lot Depth (feet)	Principal Building			Accessory Building			Story	Feet			
				Front Yard	Minimum One Side Yard	Total Both Side Yards	Rear Yards	Side Yard	Rear Yard					Maximum % of Lot Coverage by Building
R-100	10,000	100	90	25	5	15	25	5	5	40%	2 1/2	35	50%	4
R-75	7,500	75	90	25	5	15	25	5	5	40%	2 1/2	35	50%	5.8
O-P	7,500	75	90	25	5	15	25	5	5	40%	2 1/2	35	80%	N/A
B-1 and B-2	5,000	50	90	25	5	10	20	5	5	40%	2 1/2	35	80%	N/A
MSR	2,500	25	100	0 <sup>2</sup>	0 <sup>3</sup>	—	20	5	5	70%	3	40	95%	N/A
PR	10,000	100	90	25	5	15	25	5	5	40%	2 1/2	35	50%	N/A
W-R	20,000	100	100	25	10	25	20	5	5	40%	3	40	70%	N/A
L-I	20,000	100	100	25	10	25	20	5	5	40%	3	40	70%	N/A
CEM	2 acres	100	100	25	5	15	25	5	5	40%	2 1/2	35	50%	N/A
E-I	2 acres	100	100	25	5	15	25	5	5	40%	2 1/2	35	50%	N/A

**NOTES:**

- <sup>1</sup> Building height shall be the story or the feet requirement, whichever is the lesser.
- <sup>2</sup> Front setback in the MSR District shall be zero feet with a tolerance of five feet.
- <sup>3</sup> Side setback in the MSR District shall be 15 feet when abutting a residential district.

XXXXX CODE