

# ZONING

## Borough of Hopatcong

### Schedule of Area, Yard and Building Requirements

Zone	Minimum Lot Requirements				Minimum Yard Requirements					Minimum Habitable Floor Area per Dwelling Unit (square feet)	Maximum Lot Coverage (percent)	Maximum Building Height (feet)
					Principal Building			Accessory Building				
	Area (square feet)	Interior Width (feet)	Corner Width (feet)	Depth (feet)	Front (feet)	Rear (feet)	Each Side (feet)	Rear (feet)	Each Side (feet)			
R-1	15,000	120	145	100	40 <sup>1</sup>	20	15 <sup>2</sup>	6	15	1,000 <sup>3</sup>	15 <sup>4</sup>	35
R-2	60,000	150	175	150	50 <sup>5</sup>	30	30	20	30	1,000 <sup>6</sup>	15	35
R-2T	25 acres	When developed as R-2, the provisions for R-2 apply.								800	40	35
		When developed as a townhouse, there shall be 5.5 dwelling units per acre, 12 bedrooms per acre and a 30-foot buffer.										
R-3	5 acres	200	225	300	75	50	40	40	40	1,400 <sup>7</sup>	15	35
RPD	3 acres	When developed as R-2, the provisions for R-2 apply.										
	50 acres	The gross density for RPD detached and attached residential dwelling units shall be 1 dwelling unit per 5 acres.										
MPD	3 acres	When developed as R-3, the provisions for R-3 apply.										
	100 acres	30% M-1 and B-2 uses, with a maximum of 5% of B-2 uses, in accordance with M-1 and B-2, residential construction as in RPD.										
B-1	Interior 12,000	90	115	100	25	20	10	6	6	--	65	35
	Corner 14,000											
B-2	Interior 20,000	100	125	100	50	15	15	6	6	--	65	35
	Corner 22,000											
B-3	5 acres	300	300	250	100	100	75	75	75	--	35	35
M-1	2 acres	200	200	200	70	40 <sup>8</sup>	30 <sup>9</sup>	40 <sup>10</sup>	30 <sup>11</sup>	--	40	50 <sup>12</sup>
M-2	2 acres	When developed as M-1, the provisions for M-1 apply.										
	100 acres	When developed for extraction, the provisions of § 242-49E apply.										

## HOPATCONG CODE

### NOTES:

- <sup>1</sup> For variations, see § 242-38D(4).
- <sup>2</sup> For variations, see § 242-38D(5).
- <sup>3</sup> For variations, see § 242-38D(9).
- <sup>4</sup> For variations, see § 242-38D(8).
- <sup>5</sup> For variations, see § 242-39D(4).
- <sup>6</sup> For variations, see § 242-39D(9).
- <sup>7</sup> For variations, see § 242-41D(9).
- <sup>8</sup> For variations, see § 242-48D(6).
- <sup>9</sup> For variations, see § 242-48D(5)(b).
- <sup>10</sup> For variations, see § 242-48D(6).
- <sup>11</sup> For variations, see § 242-48D(5)(b).
- <sup>12</sup> For variations, see § 242-48D(7).