

LAND USE

150 Attachment 4

Borough of Buena*

Schedule of Area, Yard, Height and Parking Requirements

Article XVI
Zoning Districts; Standards
§ 150-122

[Amended 12-16-1996 by Ord. No. 432; 5-19-2003 by Ord. No. 501]

Zones (See Note 1)	Permitted Uses (See Note 2)	Minimum Area (square feet or acres)	Minimum Frontage (linear feet)	Yard Requirements (linear feet)					Maximum Building Height (feet)	Maximum Lot Coverage of All Impervious Surfaces (percent)	Minimum Number of Off-Street Parking Spaces (See Note 5)
				Principal Building			Accessory Building				
				Front (See Note 3)	Rear	Sides	Rear	Sides			
R1-Residential (highest density)	1-family dwelling	11,250	75	30	40	24 total; not less than 10	6	6	25	30%	2
	2-family dwelling	15,000	100	30	40	20 each	6	6	25	35%	2 per unit; 4 total
	3-family triplex	22,500	125	35	60	22 each	10	10	25	40%	2 per unit; 6 total
	4-family quadraplex	30,000	165	35	60	24 each	10	10	25	40%	2 per unit; 8 total
R-2 Residential (medium-high density)	1-family dwelling	11,250	75	30	40	24 total; not less than 10	6	6	25	30%	2
	2-family dwelling	15,000	100	35	60	20 each	6	6	25	30%	2 per unit; 4 total
R-3 Residential (medium density)	1-family dwelling	15,000	100	40	50	30 total; not less than 10	10	10	25	30%	2
R-4 Residential (low density) (See Note 10)	1-family dwelling farm plus 1-family dwelling	43,560.59	150	50	50	30 each	10	10	25	25%	3
		w/municipal water and sewer; 87,120 without municipal water and sewer	200	65	65	50 each	30	30	35	10%	4
R-5 Residential (lowest density) (See Note 10)	1-family dwelling farm plus 1-family dwelling	40,000	200	60	60	40 each	30	30	35	20%	3
		10 acres	330	75	75	60 each	50	50	35	10%	4
A-1 Agriculture (See Note 10)	Farm plus 1-family dwelling	20 acres	660	100	50	100 each	50	50	35	10%	5
I-1 Industrial	See § 150-137	2 acres	200	100	100	35 each	15	15	35	50%	1 per employee on main shift, plus 2

BUENA CODE

**Article XVI
Zoning Districts; Standards
§ 150-122 (cont'd)**

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				Principal Building			Accessory Building				
				Front (See Note 3)	Rear	Sides	Rear	Sides			
I-2 Light Industry ¹⁰	See § 153-137.1	1 acre	150	30	30	30 total; not less than 10 on one side (See Note 7)	10 (See Note 7)	10 (See Note 7)	50	80%	1 per mws employee, plus 2 (See Note 6)
OC Office Campus (overlay) ¹⁰	See text § 150-137.1	3 acres	200	60	30	30 total; not less than 10 on one side (See Note 7)	10 (See Note 7)	10 (See Note 7)	50	60%	See Notes 8 and 9
B-1 Business (central business)	See § 150-138	13,500	90	60 (See Note 4)	20	30 total; not less than 10	10	10	35	35%	1 per 200 square feet of floor area
B-2 Business (highway)	See § 150-139	30,000	150	100	50	30 total; not less than 10	10	10	25	60%	1 per 200 square feet of floor area
B-3 Business (planned center)	See § 150-140	5 acres	300	300	150	40 each; not less than 10	20	20	25	60%	1 per 200 square feet of floor area

NOTES:

* See separate schedule for Pinelands Area requirements as per § 150-165.

1. In all zones, except for farms having a minimum of six (6) acres, public water and sewer facilities are required.
2. See Article XVI, §§ 150-130 through 150-135, for a complete list in residential and agricultural zones.
3. Except along minor arterial streets where one hundred (100) feet is required; see Article XII, §§ 150-97A and 150-98.
4. To allow for parking in front of the building.
5. A three-car garage is the maximum permitted except in the agricultural, industrial and business zones [standard: nine and five-tenths by nineteen (9.5 x 19) feet].
6. For warehousing, 1 parking space per 5,000 square feet, plus 2 spaces, or 1 space per main work shift (mws) employee, plus 2 spaces, whichever is greater.
7. Except when adjacent to property zoned residential, then setback shall be 25 feet.
8. One space per 250 square feet or 1 space per main work shift (mws) employee, plus 5 spaces, whichever is greater.
9. For medical or dental clinic use, 1 space per mws employee, plus 1 space per 200 square feet.
- 10 Editor's Note: See § 150-136G relating to farming rights. Pursuant to Ord. No. 501, adopted 5-19-2003, there shall be a seventy-five-foot construction buffer in the R-4, R-5 and A-1 Zones.