

LAND DEVELOPMENT

22 Attachment 2

**SCHEDULE OF REQUIREMENTS ZONING ORDINANCE
(Code Subsection 22-102.3)
Borough of North Plainfield**

Zone	Primary Int. Use	Maximum Height		Minimum Lot Area Sq. Ft.	Minimum Yards			Minimum Lot Width in Feet	Maximum Building Coverage
		Stories	Feet		Front	Rear	Sides		
R-1 Res.	One Fam. Res.	2 1/2	35	7,500	30' or average setback	25% of lot depth but not less than 25'	4' Aggregate of 30% lot width	65	20%
R-2 Res.	One Fam. Res.	2 1/2	35	6,000	30' or average setback	25% of lot depth but not less than 25'	4' + Aggregate of 30% of lot width	50	30%
R-3 Res.	One Fam. Res. Two Fam. Res.	2 1/2	35	<u>6,000</u> 7,500	Same as R-2 Residence Zone			50	30%
R-4 Res.	One Fam. Res. Two Fam. Res.	2 1/2	35	<u>6,000</u> 7,500	Same as R-2 Residence Zone			50	30%
	Townhouses	2 1/2	35	2 Acres	30'	20'	10'	--	35%
R-5 Res.	One Fam. Res.	2 1/2	35	6,000	Same as R-1 Residence Zone				
	Apt. Bldgs.	2 1/2	35	30,000	35'	30'	25'	150	30%
R-6 Res.	Same as R-1 Residence Zone			10,000	Same as R-1 Residence Zone				
R-7 Res.	Same as R-1 Residence Zone			25,000	Same as R-1 Residence Zone				
R-8 Res.	Same as R-1 Residence Zone			1 Acre	Same as R-1 Residence Zone				
R-9 ARC	Same as R-2 Residence Zone			12 Acres	Same as R-2 Residence Zone				
B Bus.	Retail Bus. Office Bldgs.	2 1/2	35	--	10'	15'; 25' adjoining Residence Zone	Not required 15' adjoining residence zone	--	--
B-1 Bus.	Retail Bus.	5	50	--	5' plus 5' for each story over 2 stories	20' plus 5' for each story over 2 stories	10' plus 5' for each story over 2 stories	--	--

NORTH PLAINFIELD CODE

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		Stories	Feet		Front	Rear	Sides		
B-2 Bus.	Office Bldgs.	2 1/2	35	--	10' or average setback	25% of lot depth but not less than 25'	10'	--	--
B-2a	Same as B Retail Business Zone								
B-3 Bus.	Retail Bldgs.	2	35	--	50'	50'	20'	150	--
B-4 Bus.	Retail Bus. Office Bldgs. Research Labs.	2	35	40,000	50'	100'	25'	150	30%
B-5 Bus.	Office Bldgs. Research Labs. Light Ind.	2	35	80,000	100'	100'	25'	200	20%
B-6	Retail Bus.	5	50		Route 22: 50'. Otherwise same as B-1	20' + 5' for each story over 2 stories	Interior lots: 10' + 5' for each story over 2 stories. Corner lots: same as front yard setback.		