

LAND USE AND DEVELOPMENT

145 Attachment 2

**Borough of High Bridge**

**Schedule of Area, Yard and Building Requirements  
[Amended 6-11-2020 by Ord. No. 2020-029; 7-21-2022 by Ord. No. 2022-033]**

Zone	Minimum Size of Lot				Minimum Required Yards(a)						Maximum Lot Coverage in Percent	Maximum Height (Must Comply with Both)		Minimum Gross Floor Area in Square Feet for Principal Building	Maximum Floor Area Ratio (FAR) in Percent
	Area		Frontage Width in Feet	Lot Circle Diameter in Feet	Principal Building				Accessory Structure			In Stories	In Feet		
	Acres	Square Feet			Front Yard From R.O.W.	Any One Side Yard	Total of Two Side Yards	Rear Yard	Side Yard	Rear Yard					
R-1	2.41	105,000	50	200	60	50	100	45	20	20	15	2.5	35	—	—
R-2	1.49	65,000	50	200	45	30	60	30	15	15	15	2.5	35	—	—
R-3	0.34	15,000	50	100	35	20	40	25	10	10	25	2.5	35	—	—
R-4	0.17	7,500	50	75	15	15	30	25	10(b)	10(b)	35	2.5	35	—	—
DB	—	5,000	50	—	— (d)	0	5	15	(e)	(e)	90	3	45	— (f)	—
C	—	40,000	140	—	40	30	50	30	10	10	70	3	40	—	—
ROM	1.60	70,000	175	175	35	30	75	30	20	20	70	—	40	3,500	35
MUC	—	15,000	65	—	10(g)	10	—	30	—	—	70	3	35	—	—

**Footnotes:**

- (a) In Zones R-1, R-2, R-3 and R-4, the required yards shall be measured from the specified lot line or the boundary of a critical area where the critical area is located between the structure and the lot line.
- (b) Refer to Article IV, § 145-404E(2) for yard areas required in Block 39 (Solitude Village).
- (c) No side yard shall be required except a five-foot setback shall be required where a DB Zone abuts and is adjacent to an R-4 Zone.
- (d) The maximum front yard setback is eight feet.
- (e) Minimum accessory structure rear and side yard setback is five feet where adjacent to the R-4 Zone.
- (f) The DB Zone has a maximum building coverage of 60%.
- (g) The maximum front yard setback shall be 40 feet.
- (h) Parcels with a nonconforming lot size should refer to § 145-305I of the Land Use and Development Code.