

# ZONING

## 250 Attachment 1

### Borough of Caldwell

#### Schedule of Area, Yard and Building Requirements

[Amended 1-28-1997 by Ord. No. 1031-97; 7-7-1998 by Ord. No. 1062-98; 7-13-1999 by Ord. No. 1073-99; 9-28-1999 by Ord. No. 1080-99; 3-8-2005 by Ord. No. 1151-05; 10-17-2006 by Ord. No. 1171-06; 11-27-2007 by Ord. No. 1183-07; 2-7-2017 by Ord. No. 1325-17; 5-1-2018 by Ord. No. 1348-18; 12-19-2023 by Ord. No. 1449-23]

Zone	Minimum Lot Requirements		Minimum Required Yard Depth (feet)						Maximum Percent Lot Coverage by Principal Building	Maximum Height Principal Building <sup>2</sup>		Maximum Percent Lot Coverage by All Buildings and Pavement
			Principal Building			Accessory Building						
	Area (square feet) <sup>2</sup>	Lot Width (feet) <sup>2</sup>	Front Yard (feet) <sup>2</sup>	Minimum One Side Yard (feet)	Total Both Side Yards (feet)	Rear Yard (feet)	Side Yard (feet)	Rear Yard (feet)		Stories	Feet	
RAA	20,000	100	40	15	30	30	5	5	20%	2½	35	40%
RA	10,500	75	35	10	20	30	5	3	25%	2½	35	50%
RA/OP	10,500	75	20	5	15	20	5	3	25%	2½	35	60%
RB	10,500	75	20	5	15	20	5	3	25%	2½	35	50%
RD	22,500	150	30	15	30	30	10	10	30%	2½	35	60%
B <sup>3</sup>	2,000	30	0	0	0	30	0	5	60%	3	48	100%
ORC	10,500	75	20	5	15	20	5	3		2½	35	60%
OP-2	4,000	50	25	10	20 <sup>1</sup>	30	5	5	--	3	35	70%
LM/W	5,000	50	10	0	0	20	0	5	60%	3	40	70%
RD/OP	22,500	50	40	10	20	30	5	5	30%	3	35	60%
IH	See IH1 to IH6 standards in Zoning Ordinance (§§ 250-25 to 250-30)											
D-RDV Overlay	See subdistrict standards in Borough Downtown Redevelopment Plan (Ord. No. 1449-23)											

**NOTES:**

<sup>1</sup> On a corner lot, the front yard on both streets shall conform to the front yard setback, and there shall be only one side yard of a minimum of 10 feet.

<sup>2</sup> Except as may be modified by § 250-10.

<sup>3</sup> Block 56, Lot 10.01, within the B District, has been designated as an historical property and as such is regulated by the terms set forth in Chapter 130 of the Caldwell Code and shall be entitled to all of the protections and regulations established by said chapter.

<sup>4</sup> Block 70, Lot 1, within the RA Zone, has been designated as a historical site and as such is regulated by the terms set forth in Chapter 130 of the Caldwell Code and shall be entitled to all of the protections and regulations established by said chapter.