

ZONING

280 Attachment 5

Township of Little Falls Schedule of Use, Area and Bulk Regulations R-3 District

Principal Permitted Uses (4)	Conditional Uses	Max. Density (u/ac)	Min. Lot			Min. Required Yards (5)				Min. Bldg. Height (ft.)	Distance To Access Drive (sq. ft.) (5)	Max. Percent Bldg. Cvg. (2)	Min. Dwelling Sizes (sq. ft.)		
			Area (ac)	Width (ft.)	Depth (ft.)	Front (ft.)	One Side (ft.)	Total Side (ft.)	Rear (ft.)				Type Apt.	Usable Floor Area	Story Usable Floor Area
High-rise elevator apartments (1)	Accessory parking structures Signs to identify apartment complex located at entrance or entrances to development (3)	50	5	500	200	1/2 height of the building				6 stories	Height tallest structure	15% (building) 15% (garage) 35% (max. pav.)	Studio 1 bedroom 2 bedroom	550 1,000 1,200	
	Accessory buildings					same as above				2 stories					

Notes:

- (1) Requires site plan approval.
- (2) Coverage does not include subsurface garages with plantings or recreation on roof.
- (3) See Article XVIII, Signs, for regulations regarding the size, design, location, landscaping and maintenance of permitted signs.
- (4) For additional requirements, see Article VIII, §§ 280-42 through 280-60.