

# ZONING

280 Attachment 6

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

Principal Permitted Uses	Accessory Uses	Max. Density (u/ac)	Min. Lot		Depth (ft.)	Min. Required Yards				Bldg. Height (ft.) (4)	To Access Drive (sq. ft.)	Max. Percent Bldg. Cvg. (2)	Min. Dwelling Sizes (sq. ft.)		
			Area (ac)	Width (ft.)		Front (ft.)	One Side (ft.)	Total Side (ft.)	Rear (ft.)				Type Apt.	Usable Floor Area	Story Usable Floor Area
Affordable housing (1) Two-story condominiums or apartments (w/signs) (3)		13	2.5	500	200	30	25	50	25	48 ft. avg. 58 ft. max.		40% building plus 30% (garage/pav.)	1 bedroom 2 bedroom	1,000 1,200	
	Customary accessory buildings									1 story 15 ft.					

**Notes:**

- (1) Applies to BL 155, Lots 4, 5, 6.
- (2) Requires site plan approval.
- (3) See § 280-62.
- (4) Buildings may be higher in the rear, but in no case may the absolute height above finished floor (the final floor level that is one foot above the final elevation of the ground surface conforming to the proposed design) exceed 58 feet.