

ZONING AND LAND USE

190 Attachment 1

BOROUGH OF POMPTON LAKES, NEW JERSEY

SCHEDULE OF ZONE DISTRICTS

SCHEDULE 1

[Amended 7-23-1997 by Ord. No. 97-07; 11-28-2007 by Ord. No. 07-20; 4-10-2019 by Ord. No. 19-13]

District	Permitted Uses	Frontage (feet)	Width at Setback Line (feet)	Area	Setbacks			Maximum Building Coverage	Maximum Density (dwelling units per acre)	Building Height Limit
					Front (feet)	Side (feet)	Rear (feet)			
R-1	Low-density residential development	See § 190-17K								
R-3	Single-family residence	70	100	20,000 square feet	50	20	70	20%	1.25	35 feet
R-4	Single-family residence	50	75	15,000 square feet	30	10'	40	25%	None	35 feet
R-5	Single-family	50	75	7,500 square feet	25	10	30	20%	None	35 feet
	Residence attached	75	100	15,000 square feet	25	10	30	20%	None	35 feet
R-6	Multifamily	See § 190-17A								
R-7, R-8, R-10	Residential, affordable housing	See § 190-17B								
R-9	Multifamily	See § 190-17B								
B-1/B-2	Retail business and service	100	100	20,000 square feet	50	35	70	30%	None	2 stories or 30 feet
M	Manufacturing and industrial operations in compliance with performance standards	300	300	200,000 square feet	70	40	70	35%	None	50 feet
C-R	Conservation recreation	200	200	2 acres	100	50	100	15%	None	35 feet

POMPTON LAKES CODE

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					Front (feet)	Side (feet)	Rear (feet)			
O-S	Public open space	300	250	5 acres	180	35	100	15%	None	35 feet
DBD-1	1st floor - Retail sales and service; restaurants 2nd floor - Personal and business services; residential	See § 190-17F								
DBD-2	Retail sales and service, business/ professional offices, shopping and garden centers; residential above first floors only	See § 190-17G								
GWD	Community-oriented commercial and retail uses; professional office uses; upper-floor multifamily residential uses	See § 190-17H								
CBR	Commercial, retail, office and second-story residential	See § 190-17I								
HI	Planned commercial and industrial development including general/business/professional offices; personal/business services; artist/maker studios; microbreweries and distilleries; indoor recreation; passive outdoor recreation; energy generation facilities; government uses	See § 190-17J								