

ZONING REGULATIONS

40 Attachment 3

Schedule 2
AREA, BULK AND YARD REQUIREMENTS BY ZONING DISTRICTS
BOROUGH OF RINGWOOD, NEW JERSEY
[Ord. No. 2002-#08 § 1; New]

Minimum Area Requirements					Maximum Bulk Requirements				Minimum Yard Requirements			
Zone	District	Lot Area (Sq. Ft.)	Lot Width (Ft.)	Lot Depth (Ft.)	Maximum Disturbed Land Area %**	Improved Lot Coverage %***	Lot Coverage %***	Bldg. Ht. Principal Ft. Stories	Front Yard (Ft.)	Each Side Yard (Ft.)	Rear Yard	
C-200	Conservation	200,000	200	500	10	8	5	35 2 1/2	100	75	150	
R-80V	Single-Family Residential	Same as the R-40V Zone except that the provisions concerning the availability of a public water system shall not apply.										
R-40V	Single-Family	See Schedule 4 and subsection 40-4.8							40/35† 2 1/2	35	30	50
R-40	Single -Family	40,000	150	200	30	25	20	35 2 1/2	35	30	50	
R-20	Single -Family	20,000	100	175	50	35	25	35 2 1/2	35	15	35	
RT-40	One-Family and Two-Family	40,000	150	200	40	35	25	35 2 1/2	35	30	50	
CC-80	Community Commercial	80,000	200	200	—	60	25	35 2 1/2	55	35	40	
CS-40	Community Shopping	40,000	200	150	—	75	25	35 2 1/2	55	35	40	
NC-15	Neighborhood Commercial	15,000	100	100	—	75	25	35 2 1/2	35	15	20	
NB-15	Neighborhood Business****	15,000	100	100	—	75	25	35 2 1/2	35	15	20	
GB-80	General Business	80,000	175	200	—	60	35	35 2 1/2	40	35	40	
CR-800	Commercial Recreation	800,000	750	750	—	50	10	35 2 1/2	200	200	200	
I-60	Industrial*	60,000	200	300	80	60	35	40 3	75	25	75	
FH	Flood Hazard	See subsection 40-7.2										
SRD	Special Residence District	See subsection 40-4.9										

Footnotes:

- * In the I-60 Zone,
 1. When fronting Margaret King Avenue, a minimum lot width of 400 feet shall be required.
 2. Minimum front yard for parking: 30 feet
 3. Minimum side and rear yard for parking: 8 feet
 4. Buffer adjacent to street: 30 feet
 5. Spaces in front yard: 25%

** See subsection 40-5.5 herein.

*** See subsection 40-5.6 herein.

**** Maximum Floor Area Ratio—0.304. The 0.304 Floor Area Ratio (FAR) allows an 898 square foot addition (2%) for the properties located on Lots 1 and 2 in Block 924 (a single parcel) and a 410 square foot addition on the building located on Lot 1 in Block 936. Under no circumstances shall the footprint of any of the existing buildings located on Lots 1 and 2 in Block 924 or on Lot 1 in Block 936 be increased. No building permit shall be issued for the expansion of any building in the NB-15 Zone until the applicant has obtained an amended site plan approval from the Ringwood Planning Board.

† The maximum height for a principal building in the R-40V and R-80V residential districts shall be 40 feet on one side or one end and the other sides shall not exceed 35 feet in height.