

# ZONING

## 114 Attachment 1

### ZONING AREA AND BULK SCHEDULE FOR WANAQUE, NEW JERSEY<sup>1</sup>

District	Minimum Requirements							Maximum Requirements		Maximum Lot Coverage		Total Improved Lot Coverage <sup>4</sup>	Accessory Buildings		
	Lot Area (square feet)	Lot Width (feet)	Lot Depth (feet)	Front Yard (feet)	Side Yard (feet)		Rear Yard (feet)	Height <sup>3</sup> (feet)	Building Coverage (percent)	Principal Building (percent)	Accessory Building (percent)		Minimum Distance to Side Line (feet)	Minimum Distance to Rear Line (feet)	Minimum Distance to Other Buildings (feet)
					Any Side	Total									
R-10	10,000 <sup>2</sup>	80	120	30	15	35	40	35	25%	--	--	--	--	--	--
R-15	15,000	100	150	40	20	45	45	35	25%	--	--	--	--	--	--
R-30	30,000	150	190	50	25	55	50	35	25%	--	--	--	--	--	--
R-40	40,000	160	200	60	30	65	55	35	25%	--	--	--	--	--	--
B <sup>5</sup>	10,000	80	100	20	10	25	25	35	30%	--	--	--	--	--	--
WRC	None	300	None	None	None	None	None	35	None	--	--	--	--	--	--
IR-1	60,000	200	250	60	50	110	50	40	40%	--	--	--	--	--	--
MH <sup>6</sup>															
R-87 <sup>7</sup>	2 acres	200	400	75	35	70	75	35	10%	--	--	--	--	--	--
Nursing homes	5 acres	400	500	200	100	200	150	42 or 4 stories	--	20	5	40	30	25	Equal to a distance 2 times the height of the tallest principal building on the site
All other permitted uses	3 acres	300	400	100	75	150	150	35 or 3 stories	--	20	5	40	30	25	

NOTES:

6 - 25 - 2002

<sup>1</sup> Accessory buildings in all R districts shall not be closer than: 10 feet to any principal building; 70 feet to any front lot line; 15 feet to any side street lot line, in the case of a corner lot; and five feet to any side or rear lot line.

<sup>2</sup> Except that for two-family homes: 20,000.

<sup>3</sup> The building height of private garages shall not exceed 15 feet. [Added 11-26-1981 by Ord. No. 15-0-80]

<sup>4</sup> Including driveways, parking areas, sidewalks and all other improvements required as installations essential to proper design and function of the site plan.

<sup>5</sup> [Added 12-19-1983 by Ord. No. 14-0-83]

<sup>6</sup> [Amended 7-20-1993 by Ord. No. 14-0-93]

<sup>7</sup> [Added 3-13-2000 by Ord. No. 2-0-00]