

ZONING

500 Attachment 1

**SENIOR CONGREGATE CARE ZONE
AREA AND BUFFER REQUIREMENTS
Township of West Milford**

	Maximum Net Project Building Coverage*	Maximum Net Project Area Impervious Coverage	Maximum Building Stories	Maximum Building Height (feet)	Buffer Along Public Road (feet)	Buffer Along External Property Line Except Where Public Road Buffer Applies (feet)	Buffer Between Uses (feet)
Nursing home/residential health care	30%	50%		35	100	100	50
Adult residential dwelling	15%	30%		35	100	100	50
Patio home/townhouse**	8%	30%	2	35	100	75	50
Commercial	20%	65%	1	30	25	100	20
Office	20%	50%	2	35	25	100	20
Recreation/administration	30%	50%	2	35	25	50	50
Support/maintenance	2%	30%	1	30	100	100	50

NOTES:

The above schedules are basic parameters for site design; however, the Planning Board must be flexible in design standards based on the merits of an application.

* Net project area – The site area of the subdivided properties containing one or more of the permitted principal uses.

** Fee simple units maximum building coverage 15%.