

ZONING

700 Attachment 2

Township of Nutley

Schedule of Regulations as to Bulk, Height and Other Requirements Residential Districts

District	Type of Use	Minimum Lot Size				Minimum Yard Dimensions				Maximum Height		Maximum Lot Coverage (percent)	Surface Coverage Maximum Impervious Coverage (percent)
		Area (square feet)	Width (square feet)	Depth (feet)	Per Dwelling Unit (square feet)	Front ² (feet)	Rear (feet)	1 Side (feet)	Side Other (feet)	Stories	Feet		
R-1A	1-family dwelling												
	Interior	6,500	60	100	6,500	25	30	8	10	2.5	30	35%	65%
	Corner	6,500	60	100	6,500	25	30	8	25 ¹	2.5	30	35%	65%
R-1AA	1-family dwelling												
	Interior	7,000	70	100	7,000	25	30	8	10	2.5	30	35%	60%
	Corner	7,000	70	100	7,000	25	30	8	25 ¹	2.5	30	35%	60%
R-1	1-family dwelling												
	Interior	5,000	50	100	5,000	25	30	6	6	2.5	30	35%	70%
	Corner	6,000	60	100	6,000	25	30	6	25 ¹	2.5	30	35%	70%
R-2	1-family dwelling												
	Interior	5,000	50	100	5,000	25	30	6	6	2.5	30	35%	70%
	Corner	6,000	60	100	6,000	25	30	6	25 ¹	2.5	30	35%	70%
	2-family dwelling												
	Interior	6,000	60	100	3,000	25	30	6	6	2.5	30	35%	70%
Corner	6,500	65	100	3,250	25	30	6	25 ¹	2.5	30	35%	70%	

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		Area (square feet)	Width (square feet)	Depth (feet)	Per Dwelling Unit (square feet)	Front ² (feet)	Rear (feet)	1 Side (feet)	Side Other (feet)	Stories	Feet		
R-3	1-family dwelling												
	Interior	5,000	50	100	5,000	25	30	6	6	2.5	30	35%	70%
	Corner	6,000	60	100	6,000	25	30	6	25 ¹	2.5	30	35%	70%
	2-family dwelling												
	Interior	6,000	60	100	3,000	25	30	6	6	2.5	30	35%	70%
	Corner	6,500	65	100	3,250	25 ¹	30	25	6	2.5	30	35%	70%
	Garden apartment	43,560	150	100	2,178 (20 dwelling units per acre)	35	50	15	15	2.5	30	25%, See § 700-62	65%
Townhouse	43,560	150	200	2,722 (16 dwelling units per acre)	35	50	20	20	2.5	30	25%, See § 700-62	65%	
R-SC	Senior citizen	36,000	125	125	500 (87 dwelling units per acre)	20	20	20		6	65	32%	90%

NOTES:

¹ Larger yard is to be located adjacent to side street line on corner lots or prevailing setback.

² See Article VIII, § 700-46B(6), for exceptions.