

ZONING

700 Attachment 3

Township of Nutley
Schedule of Regulations as to Bulk, Height and Other Requirements
Business Districts
[Amended 2-19-2019 by Ord. No. 3414]

District	Type of Use	Minimum Lot Size				Minimum Yard Dimensions				Maximum Height		Maximum Lot Coverage (percent)	Surface Coverage Maximum Impervious Coverage (percent)	Additional Requirements
		Area (feet)	Width (feet)	Depth (feet)	Density (Dwelling Units per Acre)	Front ² (feet)	Rear (feet)	1 Side (feet)	Both Sides (feet)	Stories	Feet			
B-1	Neighborhood business	5,000	50	100	N/A	20	25	6	10	2	25	50	80	
	Mixed uses	5,000	50	100	17.42	20	25	6	10	2	25	50	80	See § 700-40
B-2	Residential above business	5,000	50	100	17.42	10 ¹	25	6	10	2	25	50	80	
	Neighborhood business	5,000	50	100	N/A	10 ¹	25	6	10	2	25	50	80	
B-3	Downtown business	3,000	30	100	N/A	3	10; if adjacent to R Zone 30	None required, except height of building if side yard is adjacent to R Zone minimum of 10 feet	0; 4 for each side yard if provided	3	40	50	90	
	Mixed uses	3,000	50	100	24	3	10; if adjacent to R Zone 30	None required, except height of building if side yard is adjacent to R Zone minimum of 10 feet	0; 4 for each side yard if provided	3	40	50	90	See § 700-40
B-3A	Downtown business	5,000	50	100	N/A	3	10; if adjacent to R Zone 30	0; 4 if provided	0; 4 for each side yard if provided	3	40	70	90	
	Mixed uses	5,000	50	100	N/A	3	10; if adjacent to R Zone 30	0; 4 if provided	0; 4 for each side yard if provided	3	40	70	90	See § 700-40
B-4	Nonresidential and mixed uses	5,000	50	100	N/A	20	10; if adjacent to R Zone 30	1/2 building height (10 feet minimum); height of building is adjacent to R Zone	Height of building 10-20 feet ²	2	25	60% for buildings and storage areas	85%	See § 700-40

NOTES:

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

² If over 50% of the frontage in the B-2 Zone on one side of the street between intersecting streets or between an intersecting street and a Township boundary line is developed with business uses, the front yard requirement shall be equal to the average of the front yard depths of such business uses, but no less than three feet.