

ZONING

20 Attachment 1

Schedule of Height, Area, Bulk and Other Requirements

(Subsection 20-5.4)

Zoning Ordinance

Township of West Caldwell

(Ord. No. 890 § 20-5.4; Ord. No. 1209 § 5; Ord. No. 1283 § 7; Ord. No. 1464; Ord. No. 1561 § 1; Ord. No. 1639 § 3; Ord. No. 1729 § 1; Ord. No. 1797-2017 § 12; Ord. No. 1802-2017; Ord. No. 1838; Ord. No. 1839A; Ord. No. 1840A; Ord. No. 1841; Ord. No. 1842; Ord. No. 1843; Ord. No. 1851; Ord. No. 1857; Ord. No. 1862-2022)

ZONE DISTRICT	R-2	R-3/R-3A/ R-3B	R-3C	R-3D	R-4	R-5	R-6	R-7	R-8	R-9	B-1	B-2	B-3	M-1	M-2	OP
LOT																
Area: Min. Square Feet	17,500	14,000	4 Acres	174,240	10,500	4 Acres	75,000	75,000	2 Acres	2 Acres	5,000	15 Acres	20,000	80,000 ⁽¹⁶⁾	5 Acres	3 Acres
Depth: Min. Feet ⁽¹⁾	140	140	330	300	140	600	500	500	450	200	100	500	200	400 ⁽¹⁷⁾	400	400
Width: Min. Feet	125	100	370	500	75	200	100	150	180	300	50	500	100	200	400	250
YARDS ⁽²⁾																
Front: Min. Feet	40	40	50 ⁽¹⁰⁾	50	40	40	40	40	40	40	25 ⁽³⁾	150	75	50	100	75
Rear: Min. Feet	50	50	100	40	50	40	150	40		40	25	100	60	60	80	150
Side: Min. Quantity	2	2	2 side yards	2	2	2	2	2	2	2	1	2	2	2	2	2
Min. Feet (each)	15 ⁽⁴⁾	10 ⁽⁴⁾	50 feet minimum for each side yard with combined total of both side yards not less than 140 feet.	35	10 ⁽⁴⁾	25	20	15	15	20	15	50	15	40	70	25
Min. % Lot Width ⁽⁵⁾	35%	30%	--		30%						35%	25%	35%	40% ⁽¹⁸⁾	40%	25%
Buffer Depth: Min. Feet ⁽⁶⁾	--	--	20 ⁽¹¹⁾	20	--						10	30	15	30	30	30
BUILDING																
Height: Max. Feet ⁽²⁾	35	35	35 ⁽¹²⁾	35	35	50	50	40	40	40	28	28	28	35	35	28
Width: Max. Feet			230													

WEST CALDWELL CODE

ZONE DISTRICT	R-2	R-3/R-3A/ R-3B	R-3C	R-3D	R-4	R-5	R-6	R-7	R-8	R-9	B-1	B-2	B-3	M-1	M-2	OP
Max. Stories ⁽²⁾	2 1/2	2 1/2	2 ⁽¹³⁾	2 1/2	2 1/2	4	4	3	3	3	2	2	2	2	2	2
Floor Area: Min. Square Feet	1,400	1,400	N/A	--	1,200						--	--	--	--	--	--
Coverage: Max. Bldg. ⁽⁷⁾ Coverage	30%	30%	40%	40%	30%	60%	60%	60%	60%	50%	30%	30%	25%	30% ⁽¹⁹⁾	35%	20%
Max. Lot ⁽⁸⁾ Coverage	35%	40%	65%	65%	55%	90%	85%	90%	90%	75%	75%	90%	90%	75%	75%	50%
Dist. Restrict: Min. Feet ⁽⁹⁾	--	--	N/A	--	--						35	50	50	85	100	75

For the R-10 Planned Residence Overlay District regulations, see Section 20-9F.

NOTES:

- (1) Except that the township agency may grant an exception, pursuant to N.J.S.A. 40:55D-51, to permit a reduction in minimum lot depth by an amount not exceeding ten (10%) percent of the depth, provided that such lot otherwise fully conforms with minimum lot width and minimum lot area requirements.
- (2) Refer to subsection 20-5.4 c.
- (3) Except that where the depth of the zone district is more than one hundred fifty (150) feet, then the front yard shall not be less than fifty (50) feet.
- (4) Except that where a side yard abuts the rear property line of one (1) or more residential properties, then such side yard shall not be less than thirty (30%) percent of the minimum required lot width.
- (5) Aggregate width of both side yards combined, as a percentage of lot width measured at front setback line of the principal building.
- (6) Minimum depth of buffer area along property line adjoining, or within, any residence district pursuant to subsection 20-21.1.
- (7) Maximum building coverage on the property, as defined under Section 18A-5.
- (8) Maximum lot coverage on the property, as defined under Section 18A-5.
- (9) Minimum distance from the principal building to the boundary line of any residence district.
- (10) No more than one-third (1/3) of building frontage shall be set back fifty (50) feet, and the remainder shall be set back no less than eighty (80) feet.
- (11) Wooded and landscaped buffers shall be provided for both side yards in accordance with subsection 20-21.1.
- (12) A parapet wall, not exceeding two (2) feet, is permitted and shall not be included in the calculation of building height.
- (13) Residential stories above ground-level parking.
- (14) In the B-2 Zone District, one (1) foot of additional building height is permitted with every additional twenty-five (25) feet of front yard setback over the minimum front yard setback of one hundred fifty (150) feet, up to a maximum height of thirty-five (35) feet.
- (15) A second permitted principal building in the B-2 Zone District shall comply with all setback requirements of the zone, except that the front yard setback minimum requirement for any second permitted principal building in the B-2 Zone District shall be sixty (60) feet.
- (16) Self-Storage facilities shall be permitted as a conditional use in the M-1 Limited Manufacturing District only, subject to the following condition: the minimum lot area shall be 250,000 square feet.

ZONING

- (17) Self-Storage facilities shall be permitted as a conditional use in the M-1 Limited Manufacturing District only, subject to the following condition: the minimum lot frontage shall be 600 feet.
- (18) A pre-existing structure to be utilized as a self-storage facility shall be permitted to have a minimum lot width percentage of 15% provided that the footprint of the pre-existing structure is not being expanded in connection with the use of the structure as a self-storage facility.
- (19) A pre-existing structure to be utilized as a self-storage facility shall be permitted to have a maximum building coverage of 40% provided that the footprint of the pre-existing structure is not being expanded in connection with the use of the structure as a self-storage facility.