

LAND USE AND DEVELOPMENT

240 Attachment 2

Borough of Edgewater

**Schedule X-2
District Regulations**

[Amended 9-18-2006 by Ord. No. 1345-2006; 12-17-2012 by Ord. No. 1485-2012; 9-15-2014 by Ord. No. 1512-2014]

Zone	Minimum Lot Area (square feet)	Minimum Lot Width (feet)	Minimum Lot Depth (feet)	Minimum Front Yard (feet)	Minimum Side Yard (feet)	Minimum Rear Yard (feet)	Maximum Building Coverage	Maximum Impervious Coverage	Maximum Building Height (stories/feet)	Density/Floor Area Ratio	Floor Area Ratio	Bonus FAR	Density (du/ac)
R-1 ¹	7,500	75	100	20	10	20	35%	60%	2 ½ /32 ³	NA	—	—	—
R-2	5,000	50	100	20	8	20	45%	60%	2 ½ /32 ³	NA	—	—	—
R-3													
1- and 2-family	5,000	50	100	20	8	20	45%	60%	2 ½ /35	NA	—	—	—
Apartments/townhouse	40,000	150	150	25	20	25	40%	75%	3/35	12	—	—	—
R-4													
Apartments/townhouse	40,000	150	150	25	20	25	40%	75%	3/35	12	—	—	—
Mid-rise	80,000	200	200	50	25	40	35%	75%	6/70	30	—	—	—
R-5													
Mid-rise	80,000	200	200	50	25	40	35%	75%	6/70	—	1.25	0.25	30
High-rise	80,000	200	200	50	25	40	55%	75%	20/220 ⁵	—	2.75	0.25	100
Senior	100,000	300	100	25	25	25	55%	80%	14/150	—	2.75	0.25	110
R-40	40,000	150	175	50	25	40	30%	50%	2 ½ /35	N/A	—	—	—
SRH	10,000	75	100	20	10	25	30%	70%	3/35	—	—	—	—
MCRD	See § 240-123												
CBD	40,000	150	150	20	25	50	25%	75%	2/30	12	—	—	—
B-1	5,000	50	100	10	0 ²	25	—	—	2/30	—	—	—	—
B-2	See § 240-130												
B-3	80,000	200	200	50	25	40	30%	70%	25	0.30	—	—	—
B-4	12,000	75	125	10	10	40	25%	75%	2/30	0.30	—	—	—
OR-1	40,000	150	150	40	25	35	40%	80%	3/40	0.40	—	—	—
MXD-1	20,000	100	N/A	0/10 ⁶	None	20	75%	90%	5/60	—	3.0	0.25	50
MXD-2	40,000	200	N/A	15	20	35	70%	85%	14/150	—	3.25	0.25	100
MXD-3	20,000	100	N/A	15	20	20	75%	90%	9/110	—	3.0	0.25	50

NOTES:

¹ See § 240-128.

² No side yard is required except:

- a. If such side yard abuts a residential district, such side yard shall adhere to the landscape area requirements (§ 240-115) of this chapter.
- b. If such side yard is used as access to off-street parking, such driveway shall not be less than 12 feet in width.

³ In no event shall the maximum height as measured to the ridge beam for a sloped roof exceed 38 feet, measured from any point around the building.

⁴ Allowable increase in FAR if 15% of residential units are affordable housing units. Units may be provided off site in the Borough of Edgewater.

⁵ Sliding scale of building coverage and building height: building height may be increased by one story/10 feet for each percentage decrease in building coverage.

⁶ Maximum front yard of 10 feet if on-street dining is provided.