

LAND DEVELOPMENT

255 Attachment 1

Township of Cranford

Schedule 1  
Township of Cranford, Union County, New Jersey  
Schedule of Zone District Area, Yard and Building Requirements  
[Amended 3-24-2015 by Ord. No. 2015-06]

Zone	Use	Minimum Lot Dimensions				Minimum Yards (Principal)				Maximum Bulk Standards				Maximum Distance From Front Street Right-of-Way That Minimum Lot Area May be Measured <sup>d</sup> (feet)	Minimum Distance From Principal Building to a Railroad or Garden State Parkway (feet)	Minimum Distance From Building to 1- or 2-Family Residence Zone (feet)	
		Interior Lots		Corner Lots		Front <sup>c,e</sup> (feet)	Rear (feet)	Side		Maximum Floor Area Ratio (FAR)	Maximum Lot Impervious Coverage <sup>i</sup>	Maximum Building Coverage	Maximum Building Height <sup>b</sup> (stories/feet)				
		Lot Area (square feet)	Lot Width (feet)	Lot Area (square feet)	Lot Width (feet)			One (feet)	Both (feet)				Principal Building				Accessory Building
R-1	One-Family Detached Residence District	12,000	80	12,000	95	35	Note f	10% of lot width (7 ft. min.)	30% of lot width	—	35%	25%	2 1/2 / 32	1/16	150	100	—
R-2	One-Family Detached Residence District	10,000	70	10,000	85	35	Note f	10% of lot width (7 ft. min.)	30% of lot width	—	35%	25%	2 1/2 / 32	1/16	145	100	—
R-3	One-Family Detached Residence District	8,000	65	8,000	75	25	Note f	10% of lot width (7 ft. min.)	30% of lot width	—	38%	28%	2 1/2 / 32	1/16	125	100	—
R-4	One-Family Detached Residence District	6,000	60	6,000	70	25	Note f	10% of lot width (7 ft. min.)	30% of lot width	—	40%	30%	2 1/2 / 32	1/16	100	100	—
R-5	One- and Two-Family Residence District (Single-Family)	5,000	50	5,000	60	25	Note f	10% of lot width (7 ft. min.)	30% of lot width	—	45%	30%	2 1/2 / 32	1/16	100	100	—
R-5	One- and Two-Family Residence District (Two-Family)	7,000	70	8,000	80	25	Note f	10% of lot width (7 ft. min.)	30% of lot width	—	50%	30%	2 1/2 / 32	1/16	100	100	—
R-6	Townhouse Residence District	40,000	150	40,000	150	See Article V, § 255-37C				—	50%	25%	2 1/2 / 32	1/16	—	100	35
R-7	Garden Apartment Residence District	40,000	150	40,000	150	See Article V, § 255-37D				—	70%	35%	2 1/2 / 32	1/16	—	100	35
R-8	Apartment Residence District	40,000	150	40,000	150	See Article V, § 255-37E				—	80%	40%	5/60	1/16	—	100	60
R-SC-1 <sup>g</sup>	Senior Citizen Apartment Residence District	40,000	150	40,000	150	See Article V, § 255-37E				—	80	40%	5/55	1/16	—	—	—
IMR	Inclusionary Multifamily Residence District	See § 255-36A(3)															
D-C	Downtown Core District	—	—	—	—	5 <sup>a</sup>	10	0	0	3.0	100%	—	3/45	Same as principal building	—	—	20
D-B	Downtown Business District	—	—	—	—	5 <sup>a</sup>	10	0	0	2.5	80%	—	3/45	Same as principal building	—	—	20

CRANFORD CODE

Zone	Use	Minimum Lot Dimensions				Minimum Yards (Principal)				Maximum Bulk Standards				Maximum Distance From Front Street Right-of-Way That Minimum Lot Area May be Measured <sup>d</sup>	Minimum Distance From Principal Building to a Railroad or Garden State Parkway	Minimum Distance From Building to 1- or 2-Family Residence	
		Interior Lots		Corner Lots		Front <sup>c,e</sup> (feet)	Rear (feet)	Side		Maximum Floor Area Ratio (FAR)	Maximum Lot Impervious Coverage <sup>i</sup>	Maximum Building Coverage	Maximum Building Height <sup>b</sup> (stories/feet)				
		Lot Area (square feet)	Lot Width (feet)	Lot Area (square feet)	Lot Width (feet)			One (feet)	Both (feet)				Principal Building				Accessory Building
D-T	Downtown Transition District	—	—	—	—	5 <sup>e</sup>	10	0	0	2.5	80%	—	3/45	Same as principal building	—	—	20
VC	Village Commercial District	—	—	—	—	5 <sup>e</sup>	25	0	0	1.8	90%	—	2 1/2 / 38	Same as principal building	—	—	10
O-1	Low-Density Office Building District	250,000	300	250,000	100	50	50	50	100	0.2	75%	38%	2/30	Same as principal building	—	—	150
O-2	Medium-Density Office Building District	15,000	100	15,000	100	30	25	10% of lot width (10 ft. min.)	20% of lot width (20 ft. min.)	0.5	75%	40%	3/40	Same as principal building	—	—	20
NC	Neighborhood Commercial District	10,000	100	15,000	100	15	20	12	24	—	75%	40%	2/30	Same as principal building	—	—	20
ORC	Office Residential Character District	15,000	100	15,000	100	30	25	10% of lot width (10 ft. min.)	20% of lot width (20 ft. min.)	0.5	75%	30%	2.5/35	Same as principal building	—	—	20
C-1	Commercial - 1 District	150,000	250	100,000	250	50	100	50	100	3.0	70%	35%	6/75, except 4/45 adjacent to residence districts	Same as principal building	—	—	100
C-2	Commercial - 2 District	10,000	75	10,000	75	20	25	10% of lot width (10 ft. min.)	20% of lot width (20 ft. min.)	0.6	75%	40%	3/45	Same as principal building	—	10	25
C-3	Commercial - 3 District	20 acres	1,000	20 acres	1,000	150	75	10% of lot width (10 ft. min.)	20% of lot width (20 ft. min.)	0.6	60% <sup>h</sup>	25%	3/45	Same as principal building	—	75	100
E-1	Education District	45 acres	See Article V, § 255-37G, for requirements applicable to the E-1 Zone														
P-1	Public Use District		See Article V, § 255-36F, for requirements applicable to the P-1 Zone														

LAND DEVELOPMENT

**NOTES:**

- <sup>a</sup> Maximum and minimum figures.
- <sup>b</sup> See § 255-35C(2) for height exceptions.
- <sup>c</sup> In the R-1 through R-5 Zones, the minimum front yard setback shall be maintained, except that, where a prevailing setback has been established on improved lots within 200 feet of the subject lot, the prevailing setback shall govern, but in no case shall the front yard be less than the minimum nor need be greater than the maximum set forth below:

<b>Zone</b>	<b>Minimum</b>	<b>Maximum</b>
R-1	25	45
R-2	25	45
R-3 through R-5	20	35

- <sup>d</sup> Distance from the street right-of-way shall be measured parallel to the lot depth. The minimum depth of all lots in the R-1 Zone shall be 120 feet and in the R-2 through R-5 Zones 100 feet.
- <sup>e</sup> In the D-T and VC Zones where a prevailing setback has been established on approved lots within 200 feet of the subject lot, the prevailing setback shall govern, but in no case shall the front yard be less than five feet.
- <sup>f</sup> Thirty percent of the first 100 feet of lot depth; 45% of the next 50 feet of lot depth; 65% of the next 50 feet of lot depth; and 90% of the balance of the lot depth.
- <sup>g</sup> In the R-SC-1 Zone, required side yard shall be doubled adjoining a zone district boundary line.
- <sup>h</sup> Planned developments and development with a FAR bonus granted in connection with an approved traffic reduction plan may be developed with a maximum of 70% of the lot in impervious surface.
- <sup>i</sup> No more than 35% of the required front yard area in any residential zone shall be paved for use as a driveway or off-street parking.