

ZONING

310 Attachment 2

Borough of New Providence

Schedule II

Residential Bulk Requirements

[Amended at time of adoption of Code (see Ch. 1, General Provisions, Art. I)]

Zone	All uses	Minimum Area (square feet)	Interior Lot Width (Minimum)		Corner Lot Width (Minimum)		Lot Depth (Minimum) (feet)	Setbacks (Minimum)(9)				Building Coverage (Maximum)			Lot Coverage (Maximum) (%)	Building Height		Maximum Residential Density (units/acre)
			At Setback Line (feet)(1)	At ROW Line (feet)	At Setback Line (feet)	At ROW Line (feet)		Front (feet)(2)	Side (One) (feet)	Side (Both) (feet)	Rear (feet)	One-story principal building (%)	More than one story principal building (%)	Accessory building (%)		Principal structure	Accessory structure (feet)	
R1	All uses	18,000	120	75	130	85	—	40 or prevailing (3)	(4)(5)	30% of lot width	The greater of 40 feet or 35% lot depth (6)	25%	(7)	5%	40%	2.5 stories/30 feet avg grade to mean; 35 feet max	14	—
R2	All uses	15,000	110	60	110	70	—	40 or prevailing (3)	(4)(5)	30% of lot width	The greater of 40 feet or 35% lot depth (6)	25%	(7)	5%	40%	2.5 stories/30 feet avg grade to mean; 35 feet max	14	—
R2A	All uses	18,000	80	60	110	70	200	40 or prevailing (3)	(4)(5)	30% of lot width	The greater of 40 feet or 35% lot depth (6)	(7)		5%	40%	2.5 stories/30 feet avg grade to mean; 35 feet max	14	—
R3	Two-family	10,000	75	50	85	60	—	30	8(5)	20	40(6)	25%		5%	50%	2.5 stories/30 feet avg grade to mean; 35 feet max	14	—
	All other uses	8,000	75	50	85	60	—	40 or prevailing (3)	(4)(5)	30% of lot width	The greater of 40 feet or 35% lot depth (6)	25%		5%	50%	2.5 stories/30 feet avg grade to mean; 35 feet max	14	—
R3A	Two-family	15,000	100	100	100	100	150	30	12(5)	30	40(6)	25%		5%	50%	2.5 stories/30 feet avg grade to mean; 35 feet max	14	—
	All other uses	10,000	80	80	80	80	125	40 or prevailing (3)	(4)(5)	30% of lot width	The greater of 40 feet or 35% lot depth (6)	25%		5%	50%	2.5 stories/30 feet avg grade to mean; 35 feet max	14	—
R4	Single-family detached	8,000	—	100	—	100	—	40 or prevailing (3)	(4)(5)	30% of lot width	The greater of 40 feet or 35% lot depth (6)	30%		50%	2.5 stories/30 feet avg grade to mean; 35 feet max	14	14	
	All other uses	25,000	—	100	—	100	—	30	15(5)	35	40	30%		70%	2.5 stories/30 feet avg grade to mean; 35 feet max	14	14	
A1	All uses	10,000	—	—	—	—	—	30	15	35	20	30%		50%	2.5 stories/30 feet avg grade to mean; 35 feet max	14(8)	6	

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Zone	All uses	Minimum Area (square feet)	Interior Lot Width (Minimum)		Corner Lot Width (Minimum)		Lot Depth (Minimum) (feet)	Setbacks (Minimum)(9)				Building Coverage (Maximum)			Lot Coverage (Maximum) (%)	Building Height		Maximum Residential Density (units/acre)
			At Setback Line (feet)(1)	At ROW Line (feet)	At Setback Line (feet)	At ROW Line (feet)		Front (feet)(2)	Side (One) (feet)	Side (Both) (feet)	Rear (feet)	One-story principal building (%)	More than one story principal building (%)	Accessory building (%)		Principal structure	Accessory structure (feet)	
A2	All uses	10,000	—	—	—	—	—	30	15	35	20	30%			50%	2.5 stories/30 feet avg grade to mean; 35 feet max	14(8)	10
A3	All uses	10,000	—	—	—	—	—	30	15	35	20	30%			50%	2.5 stories/30 feet avg grade to mean; 35 feet max	14(8)	14
RS	All uses	—	—	—	—	—	—	—	—	—	—	50%			80%	3 stories/35 feet	—	16
A4 AH- ARO AHO PACO CCRCO	As approved by the Court in the Borough's Final Compliance of Judgment and Repose issued via Court Order dated August 25, 2020. See Article IV for standards.																	

Notes:

- (1) The specified width shall be maintained from the setback line for an additional 40 feet toward the rear lot line. Setback line shall be measured to the front principal building wall.
- (2) If front yard encroachments of porches, porticos, stoops and similar structures exist, said encroachments shall be permitted pursuant to the “yard encroachments” (§ 310-17) standards of this chapter.
- (3) 40 feet or prevailing front yard setback of existing dwellings located within 200 feet of the perimeter of the subject lot and located on the same side of the street as the subject lot, whichever is less, but in no event less than 10 feet.
- (4) For lots wider than 75 feet, the setback shall be 12 feet and for lots 75 feet wide or less, the setback shall be eight feet.
- (5) In no event shall any new building or addition be permitted to be closer to any side lot line than 60% of the building's or addition's height, as measured pursuant to the definition of “yard, side.”
- (6) Decks shall have a minimum rear setback of 40 feet.
- (7) 20% of the first 7,500 square feet of lot area and 10% of each additional square foot of lot area in excess of 7,500 square feet.
- (8) Recreational buildings and facilities shall be governed by the height limitations of principal structures.
- (9) See § 310-14, Buildings and structures, for enhanced setback standards.