

ZONING

310 Attachment 3

Borough of New Providence

Schedule III

Commercial and Industrial Bulk Requirements

[Amended 10-10-2023 by Ord. No. 2023-06; at time of adoption of Code (see Ch. 1, General Provisions, Art. I)]

Zone		Minimum Area (square feet)	Interior Lot Width (Minimum)		Corner Lot Width (Minimum)		Setbacks (Minimum)(10)				Maximum Floor Area Ratio (FAR)	Lot Coverage (Maximum) (%)	Building Height	
			At Setback Line (feet)	At ROW Line (feet)	At Setback Line (feet)	At ROW Line (feet)	Front (feet)(4)	Side (One) (feet)	Side (Both) (feet)	Rear (feet)			Principal structure	Accessory structure (feet)
OR	Single-family	8,000	100	—	100	—	40 or prevailing(1)	(2) (3)	30% of lot width	The greater of 40 feet or 35% lot depth(5)	—	50%	2.5 stories/30 feet avg grade to mean; 35 feet max	16
	Two-family	10,000	100	—	100	—	40 or prevailing (1)	(2) (3)	30% of lot width	The greater of 40 feet or 35% lot depth(5)	—	50%	2.5 stories/30 feet avg grade to mean; 35 feet max	16
	Multifamily and townhouses	25,000	100	—	100	—	15	15(3)	35	40	Townhouse: N/A Multifamily: 0.35	Townhouse: 70% Multifamily: 90%	30 feet	—
	All other uses	10,000	100	—	100	—	15	15(3)	35	40	0.35	90%	30 feet	—
C1	Townhouses	2 acres	—	—	—	—	15(6)	(3)	—	—	—	80%	2.5 stories/35 feet	14
	All other uses	2 acres	—	—	—	—	15(6)	—	—	—	Other uses: 0.30	80%	2.5 stories/35 feet	14
C2	All uses	—	—	—	—	—	15(6)	—	—	—	0.35	80%	2 stories/30 feet	14
TBI-1	All uses	150,000	300	300	300	300	100	50	100	—	0.35	80%	3 stories/45 feet	45 for parking garages/14 for all other
TBI-2	All uses	100,000	300	300	300	300	100	50	100	—	0.40	80%	40 feet	35 for parking garages/14 for all other

Zone		Minimum Area (square feet)	Minimum Lot Width All Lots (Minimum)		Setbacks				Lot Coverage (maximum) (%)	Maximum Ratio of Lot Coverage to Building Coverage	Building Height			Minimum Building Facade Length
			At Setback Line (feet)	At ROW Line (feet)	Max. Front (feet)	Side (One) (feet)	Side (Both) (feet)	Rear (feet)			Maximum	Minimum	Minimum Ground Floor Height	
CCD	All uses	—	—	—	10(7)	—	—	—	100%	No more than double	3 stories/38 feet	2 stories/30 feet	12 feet floor to ceiling	70% of lot width at setback line
CCD-TH	Townhomes	25,000	100	100	10	15	30	15	75%	—	2.5 stories/35 feet	2 stories/30 feet	—	—

NEW PROVIDENCE CODE

Notes:

- (1) 40 feet or the prevailing front yard setback line 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.
If front yard encroachments of porches, porticos, stoops and similar structures exist, said encroachments shall be permitted to the same extent as exist with respect to 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.
- (2) 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.
- (3) In no event shall any new building or addition be permitted to be closer to any side lot line than 60% of said building's or addition's height, as measured pursuant to the definition of "yard, side."
- (4) Setback line shall be measured to the front principal building wall.
- (5) All decks shall have a rear setback of 40 feet
- (6) Except where there is an existing established setback, then the setback shall be the same as the setback of the structures on either side. If one setback is deeper than the other, the deeper setback shall be continued.
- (7) 10 feet maximum setback from right-of-way line. Eating and drinking establishments and restaurants are permitted an additional front yard setback to accommodate outdoor dining at a depth reviewed and approved by the reviewing board. A minimum of five feet of free and unobstructed pedestrian right-of-way must be obtained.