

ZONING

23 Attachment 1

23-3.4A. SCHEDULE OF LOT, YARD AND BUILDING REGULATIONS
TOWNSHIP OF SCOTCH PLAINS

Column	1	2	3	4	4a	4b	5	6	6a	7	7a	8	9	10	11	11a	12	13	
	Minimum Lot Size							Minimum Yard Dimensions											
	Interior Lots				Corner Lots														
Paragraph	Zone	Primary Use	Area (sq. ft.)	Width (ft.)	Street Frontage Width (ft.)	Cul-de-Sacs Width (ft.)	Area (sq. ft.)	Width (ft.)	Street Frontage Width (ft.)	Front (ft.)	Min. from Side Street Corner Lot (ft.)	Side (ft.)	Total – Both Side Yards (ft.)	Rear (ft.)	Building Coverage	Lot Coverage	Max. Number of Stories	Max. Height (ft.)	
A	R-1	One-family Dwelling	40,000	160	145	50	40,000	160	145	60	50	30	65	50	20%	40%	2 ½	35	
B	R-1	Density Zoning	20,000	110	100	35	20,000	110	100	60	50	15	40	50	—	—	2 ½	35	
C	R-2	One-family Dwellings	13,500	90	80	30	13,500	90	80	40	25	10	25	35	20%	40%	2 ½	35	
D	Albert's Farm	R-2A	One-family—See Schedule B Dwelling																
	Ponderosa Farms	R-2A	One-family—See Schedule B Dwelling																
E	Hurler	R-2B	One-family—See Schedule B Dwelling																
F	Shackamaxon Estates	R-2C	One-family—See Schedule B Dwelling																
G	R-3	One-family Dwellings	6,000	60	55	20	6,000	60	55	30	20	8	20	30	30%	45%	2 ½	35	
H	R-3A	One-family Dwellings	5,000	50	45	15	5,000	50	45	30	15	5	10	30	30%	50%	2 ½	35	
I	B-1	Business and Prof. Offices	7,500	75			7,500	75		15	10	10	25	30	30%	N/A	2 ½	35	

Notes:

(1) B-1 Multifamily building coverage, number of stories and height amended by Ord. No. 2016-18.

SCOTCH PLAINS CODE

Column	1	2	3	4	5	6	7	7a	8	9	10	11	11a	12	13	
	Minimum Lot Size				Minimum Yard Dimensions											
			Interior Lots		Corner Lots			Min. from Side Street			Total – Both Side Yards	Rear	Building Coverage	Lot Coverage	Max. Number of Stories	Max. Height (ft.)
Paragraph	Zone	Primary Use	Area (sq. ft.)	Width (ft.)	Area (sq. ft.)	Width (ft.)	Front (ft.)	Street	Corner Lot (ft.)	Side (ft.)	(ft.)	(ft.)				
		Multifamily (1)											40% (1)		3 (1)	40 (1)
J	B-1A	Office-Research	160,000	200	160,000	200	50	50	25	75	50	30%	N/A	2 ½	35	
		Multifamily	200,000	300	200,000	300	50	50	50	100	50	30%	N/A	3 (1)	40 (1)	
K	B-2	Retail Business	None	None	None	None	10	10	None	None	30	None	N/A	3	45 (2)	
L	B-3	Highway Bus.	20,000	100	20,000	100	50	30	20	40	50	30%	N/A	3	45 (2)	
M	B-4	Office Zone	40,000	100	40,000	100	50	30	20	40	50	30%	N/A	2 ½	35	
N	M-1	Industrial	7,500	75	7,500	75	10	10	None	15*	35	35%	N/A	2 ½	35	
O	M-2	Industrial	120,000	200	120,000	200	50	50	25	75	75	40%	N/A	2 ½	35	

Notes:

*Fifteen feet may be reduced to eight feet if access is provided to the rear yard with the eight-foot wide side yard next to an adjacent lot whose eight-foot side yard is adjacent thereto and provided both lots are restricted by deed to provide egress for parking by means of a common driveway through the adjacent two eight-foot side yards.

(1) B-1A Multifamily building height amended by Ord. No. 2016-18.

(2) B-2 and B-3 maximum height amended by Ord. No. 2016-19 § 5.