

ZONING

23 Attachment 2

**23-3.4B. SCHEDULE OF LOT, YARD AND BUILDING REGULATIONS -- R-2A, R-2B, R-2C and R-3B Districts
TOWNSHIP OF SCOTCH PLAINS**

Column	1	2	3	4	5	6	7	8	9	10	11	12	13	14	
				Lot Size		Minimum Yard Dimensions									
Paragraph	Zone	Primary Use	Min. Area (sq.ft.)	Average Area (sq.ft.)	Min. Width (sq.ft.)	Max. Density (Units/Ac)	Front (ft.)	Side (ft.)	Total Both Sides (ft.)	On Corner	Rear (ft.)	Max. Lot Coverage (%)	Max. Number of Stories	Max. Height (ft.)	
D. Albert's Farm	R-2A	One-family Dwelling	*7,500	NA	65	3	(1) 25	12 & 0	12	NA	15	35	2 1/2	35	
E. Pondersosa Farms	R-2A	One-family Dwelling	7,500	NA	65	3	(2) 20	6 & 6	12	NA	15	35	2 1/2	35	
F. Hurler	R-2B	One-family Dwelling	13,000	13,500	90	3	30	10	25	30	40	20	2 1/2	35	
G. Shackamaxon Estates	R-2C	One-family Dwelling	9,630	13,500	68 **60	3	35	9	18	20	35	30	2 1/2	35	
H. Broadway Redevelopment Area	R-3B	One-family(3) dwelling	5,000	N/A	40	(4) 6	(5) 20	(6) 5	(6) 10	20	(7) 20	45	(8) 2 ½	(8) 35	

*Of the 120 building lots on the Albert's Farm subdivision, there shall be a maximum of 24 lots ranging from 7,500 to 10,000 square feet. Approximately 45 lots between 10,000 and 15,000 square feet, approximately 26 lots between 15,000 and 20,000 square feet and 25 lots with a 20,000 square foot minimum area, of which 8 lots shall be larger than 25,000 square feet.

**On cul-de-sac

- (1) Front Entry Garage — 25 feet
- (2) Side Entry Garage — 20 feet
- (3) The minimum lot area shall be 5,000 square feet except that a maximum of 15 lots may have a lesser lot area provided that no such lot shall have a minimum area less than 4,000 square feet.
- (4) A maximum of 65 dwelling units shall be permitted and no more than three units shall be non-age restricted and those units must front Waverly Place on the westerly side.
- (5) The minimum front setback for all buildings and structures associated with recreational facilities shall be 50 feet.
- (6) The minimum side setback for all buildings and structures associated with recreational facilities shall be 20 feet.
- (7) The minimum rear setback for all buildings and structures associated with recreational facilities shall be 50 feet.
- (8) A basement shall not be included in the calculation of height or the number of stories provided that at least 50% of its clear ceiling height is below the average level of the adjoining ground.