

ZONING

200 Attachment 2

**Borough of Closter
Schedule B: Limiting Schedule
For Group Gathering Uses – No. 1
Residence Area A and No. 2 Residence Area B
[Added 7-13-1994 by Ord. No. 1994:671]**

Requirement	No. 1 Residence Area A And No. 2 Residence Area B
Height, maximum	
Stories	2 1/2
Feet	30
Lot area, minimum	3 acres
Lot width, minimum at building setback line (feet)	250
Lot depth, minimum (feet)	500
Street frontage (feet)	250
Front yard, minimum setback (feet) ¹	125
Rear yard, minimum setback (feet) ¹	100
Side yard, minimum setback (feet) ¹	
Aggregate of 2 sides	110
Each side	50
Lot coverage – building maximum (percent) ²	18%
Lot coverage – impervious area, maximum (percent)	37%
Open space, minimum (percent)	63%
Buffer, ³ minimum along entire property perimeter (feet)	50

NOTE: See also § 200-6.1, Conditional uses, for requirements of all group gathering uses in residential districts.

¹ The following shall be permitted in yards: open terraces not over four feet above the adjoining ground; terraces, porches or weather-protection enclosures projecting six feet or less into the required yard and totaling less than 100 square feet in floor area; awnings or canopies; steps four feet or less above grade necessary for access to a permanent structure; overhanging eaves and gutters; flagpoles; signs; and uses permitted in buffer areas (Footnote 3 below).

² In computing maximum total building coverage, all porches, steps, extensions and accessory buildings shall be included.

³ Buffer areas will permit landscaping; fences or walls not to exceed five feet in height with finish on both sides; and entrance and exit drives, provided that said drives shall be not less than 50 feet from the nearest property line and subject to side plan review. Buffer areas must be planted with evergreens so as to be not less than five feet in height above the ground when planted; spaces not more than 15 feet apart so as to form an effective screen; and must be planted in a minimum twenty-foot-wide strip except as broken by the approved drives.