

ZONING  
24 Attachment 5

Township of Mahwah

Area, Bulk and Yard Requirements

[Ord. #574; Ord. #622; Ord. #815; Ord. #860; Ord. #883; 1976 Code Ch. 179; Ord. #955, § 5; Ord. #1036, § III;  
Ord. #1161; Ord. #1211, § III; Ord. #1252, § 1; Ord. #1298; Ord. #1324, §§ I, II; Ord. #1448; amended 6-27-2019 by Ord. No. 1870; 8-8-2019 by Ord. No. 1880; Ord. No. 1916; Ord. No. 1958; Ord. No. 2002; Ord. No. 2003; amended 7-31-2023 by Ord. No. 2011]

Zone	District	Minimum Area Requirements			Maximum Bulk Requirements				Minimum Yard Requirements**			
		Lot Area (square feet)	Lot Width (feet)	Lot Depth (feet)	Improved Lot Coverage (%)	Lot Coverage (%)	Bldg. Ht. Principal*		Front Yard (feet)	Side Yard		Rear Yard (feet)
							Feet	Story		One (feet)	Both (feet)	
C200	Conservation	200,000	300	400	15	5	35	2 1/2	75	50	100	75
POS	Public Open Space	200,000	300	400	15	5	35	2 1/2	75	50	100	75
R80	One-Family	80,000	200	300	20	10	35	2 1/2	60	40	80	50
R40	One-Family	40,000	150	175	30	15	35	2 1/2	40	30	60	40
R20	One-Family	20,000	100	150	40	20	35	2 1/2	35	20	40	35
R15	One-Family	15,000	90	125	40	20	35	2 1/2	30	10	25	30
R10	One-Family	10,000	75	100	40	25	35	2 1/2	30	10	25	30
R5	One-Family	5,000	50	100	40	30	35	2 1/2	25	6	18	25
R11	One-Family	5,000	50	100	40	30	35	2 1/2	25	6	18	25
	Two-Family	11,000	80	100	50	30	35	2 1/2	25	10	25	25
GA200	One-Family	10,000	75	100	40	25	35	2 1/2	30	10	25	30
	Garden Apt.	200,000	300	400	70	30	35	2 1/2	50	30	60	75
PRD4	One-Family	20,000	100	150	40	20	35	2 1/2	35	20	40	35
	Other Uses (PRD)	See § 24-3.8 k, and Attachment 6 (Schedule of Area, Yard, and Bulk Requirements for Planned Residential Developments)										
PRD6	One-Family	20,000	100	150	40	20	35	2 1/2	35	20	40	35
	Other Uses (PRD)	See § 24-3.8 k, and Attachment 6 (Schedule of Area, Yard, and Bulk Requirements for Planned Residential Developments)										
RM6	One-Family	20,000	100	150	40	20	35	2 1/2	35	20	40	35
	Manufactured Homes	400,000	400	500	50	30	35	2 1/2	See § 24-4.14.			
CB360	Community Business	90,000	360	400	70	25	40	3	75	40	80	75
B200	Shopping Center	200,000	300	400	80	40	40	3	75	40	75	75
B40	Highway Business	40,000	150	200	80	40	40	3	75	20	40	40
B12	General Business	12,000	80	100	80	40	40	3	40	15	30	40
B10	Neighborhood Business	10,000	50	100	80	50	40	3	10	10	20	40
OP200	Office Park	200,000	300	400	60	30	300	25	See § 24-4.32 c2			
ORP200	Office Research Park	200,000	300	350	55	25	40	3	75	40	80	75
IP120	Industrial Park	120,000	300	400	70	35	40	3	60	40	75	65
GI80	General Industry	80,000	200	300	80	40	40	3	50	25	50	65
CEM	Cemetery	200,000	300	400	—	35	35	—	See § 24-4.23			
FP	Flood Plain	See § 24-4.22										
BZ	Buffer Zone	See § 24-5.6										
PRD4S	Adult/Patio Housing	See § 24-3.8 k, and Attachment 6 (Schedule of Area, Yard, and Bulk Requirements for Planned Residential Developments)										
*LOD	Limited Office District	80,000	200	200	30	5	35	2	60	30	60	40
ED	Education District	200,000	150	300	65	30	35	2	45	25	50	35
ML1	Mount Laurel	See § 22-11.6										
ML2	Mount Laurel	See § 22-11.6										
MF-1	Multi-Family 1	4.5 Acres			35	20	38	3	26	†	†	25
MF-2	Multi-Family 2	21,780	75	100	70	35	35	3	25	10	20	25
MF-3	Multi-Family 3 Overlay	4 Acres	200	500	50	25	40	4	40	20	100	200
MUD-1	Mixed-Use Development	See § 24-4.29										
MUD-2	Mixed-Use Development	See § 24-4.30										

**NOTES:**

\* See § 24-4.32 c5 concerning height limits in the OP200 Zone.

\*\* See § 24-4.32 c concerning yard requirements in the OP200 Zone

† A 42-foot side yard setback is required for buildings and a 30-foot side yard setback is required for decks/patios.