

ZONING

24 Attachment 6

Township of Mahwah

Schedule of Area, Yard and Bulk Controls for Planned Residential Developments

[Ord. #574; Ord. #622; Ord. #695; Ord. #732; Ord. #815; 1976 Code Ch. 179; Ord. No. 1916; Ord. No. 1941; Ord. No. 1958]

(Subsections 24-4.11, 24-4.12, 24-4.13)

Requirements	Single Family Uses		Townhouse Uses**		Garden Apartment Uses		Single-Family Semidetached Use	Adult Home Use
	PRD-4	PRD-6	PRD-4	PRD-6	PRD-4	PRD-6	PRD-4S	PRD-4S
Minimum Lot Area (square feet)	14,500	10,800	3,000	2,500	Not Applicable		4,400***	1,200****
Minimum Lot Width (feet)	125	100	30	25	200	200	40	22
Maximum Improved Lot Coverage (percent)	50	50	70	70	75	75	36	50
Maximum Lot Coverage (percent)	30	30	50	50	25	25	28	33
Minimum Required Yards (feet)								
Front	30	30	25	25	50	50	20	20
Side: One	10	10	—*	—*	30	30	10	8
Side: Both (If provided)	25	20	—	—	60	60	10	8
Rear	30	25	25	25	75	75	10	10

**NOTES:**

\* None required, but where provided, a minimum of twenty (20') feet, except where abutting a street, a minimum of twenty-five (25') feet.

\*\* No building group in the PRD4 Zone shall exceed the lesser of six (6) dwelling units or one hundred eighty (180') feet in any horizontal dimension, and no building group in the PRD6 Zone shall exceed the lesser of eight (8) units or one hundred eighty (180') feet in any horizontal dimension.

\*\*\* Overall unit density shall not exceed 3.55 units per acre dedicated to such use.

\*\*\*\* Overall unit shall not exceed eleven (11) units per acre dedicated to such use and unit size shall not exceed one thousand (1,000) square feet in total floor area, basements and garages excluded.