

LAND USE

209 Attachment 1

Borough of Maywood

SCHEDULE A-1

Limiting Schedule

[Amended 5-5-2005 by Ord. No. 4-05; 11-2-2006 by Ord. No. 18-06; 5-8-2008 by Ord. No. 14-08; 10-16-2008 by Ord. No. 18-08; 3-8-2016 by Ord. No. 5-16]

Zone	Maximum Height (feet) <sup>4</sup>	Maximum Stories	Minimum Area of Lot	Minimum Width of Lot (feet)	Minimum Lot Depth (feet)	Maximum Coverage of Lot	Maximum Floor Area Ratio	Minimum Front Yard Setback (feet)	Minimum Rear Yard Setback (feet)	Minimum Side Yard Setback (feet)	Minimum Side Yard Setback Corner Plot (feet)	Setback when Adjoining A-1 or A-2 Zone* (feet)			Height and Setback for Accessory Structures (feet)			
												Side	Front	Rear	Maximum Height	Minimum Front Yard Setback	Minimum Side Yard Setback	Minimum Rear Yard Setback
A-1 One-Family	35	2 ½	5,000 square feet	50	—	30%	—	25	30	5	15	5	25	30	—	—	—	—
A-2 One- and Two-Family	35	2 ½	5,000 square feet	50	—	30%	50%	25	30	5	15	5	25	30	—	—	—	—
PC Professional and Commercial Office	35	2 ½	5,000 square feet	50	—	30%	—	25	20	5	15	5	25	30	—	—	—	—
RC Restricted Commercial Business	30	2	2,500 square feet	25	—	—	—	—	20	—	—	5	0	20	—	—	—	—
LL Limited Light Industrial	30	2	30,000 square feet	150	—	40%	—	25	20	15	15	40	25	40	—	—	—	—
GA Garden Apartment	35	2 ½	7,500 square feet	75	—	25%	—	30	20	10	10	10	30	30	—	—	—	—
HDO High Density Office	85 (excluding rooftop facade and mechanicals)	7	1 1/2 acres (65,340 square feet)	150	150	80% (including accessory parking garages and decks) <sup>2</sup>	200% (excluding accessory parking structures)	25 <sup>3</sup>	20 <sup>3</sup>	15 <sup>***3</sup>	—	—	—	—	75 (or height of principal building, whichever is greater)	25 (or setback of principal building, whichever is greater)	5	5
SP Special District for Senior Citizen Housing	66	6	1.5 acres	150	—	35%	—	15	45	15	15	30	30	30	—	—	—	—
OR Office-Retail Mixed Use	35	2	75,000 square feet	250	250	25%	50%	25 (from the street line)	20	20	**	25	75 (from the street line)	30	—	—	—	—
TH Townhouse Use District	35	2 ½	one acre (43,560 square feet)	200	150	30% <sup>1</sup>	—	25	30-	10	**	25	50	30	—	—	—	—

NOTES:

\* Setbacks, when adjoining A-1 or A-2 Residential Zones, shall apply solely to that yard (front, side or rear) which actually abuts the A-1 or A-2 Zone, and the fact of such abutment shall not serve to require changes of setbacks of remaining yards which do not abut A-1 or A-2 Zones.

\*\* Corner lots or through lots shall comply with the front yard setbacks along both streets.

\*\*\* Combined side yard setback of 30 feet or 20% of the lot width, whichever is greater.

<sup>1</sup> Maximum impervious lot coverage: 50%.

<sup>2</sup> Maximum lot (impervious materials) coverage: 90%.

<sup>3</sup> Principal building.

<sup>4</sup> The maximum height of flat roofs shall be 28 feet, measured to the highest point along the parapet. The maximum height of the ridge beam for a sloped roof shall be thirty-five feet.