

ZONING

206 Attachment 2

TOWNSHIP OF SADDLE BROOK

SCHEDULE II

SCHEDULE OF DISTRICT LOT, YARD AND BULK REGULATIONS

[Amended 4-29-2003 by Ord. No. 1272; 5-8-2003 by Ord. No. 1273; 1-8-2004 by Ord. No. 1302; 1-8-2004 by Ord. No. 1303; 1-8-2004 by Ord. No. 1304; 12-20-2007 by Ord. No. 1428]

District and Use	Minimum Lot Requirements		Minimum Yard Requirements					Maximum Lot Coverage (percent)	Maximum Building Height		Maximum Floor Area Ratio	Maximum Dwelling Units per Acre
	Lot Area (square feet)	Width at Street Line (feet)	Front (feet)	Side Yards Combined	Side Yards Single (each)	Corner Lot Yard (feet)	Rear (feet)		Stories	Feet		
R-A Single-family detached	6,500	65	25	30%	10	20	20	Building – 26% Accessory – 18% Total – 44%	2 1/2	28	--	--
R-B Single-family detached	6,500	65	25	30%	10	20	20	Building – 26% Accessory – 18% Total – 44%	2 1/2	28	--	--
Two-family detached	7,000	70	25	30%	10	20	20		2 1/2	28	--	--
-R-M Multiple-family apartments	160,000	200	50	50 feet	20	20	30	25%	2 1/2	30	--	15-
R-T Single-family detached	6,500	65	25	15 feet	5	20	20	30%	2 1/2	28	--	--
Two-family detached	7,000	70	25	15 feet	5	20	20	30%	2 1/2	28	--	--
Townhouse ³	200,000	200	50	50 feet	20	20	30	25%	2 1/2	30	--	15
B-1 All uses	10,000	100	25	30 feet	15	25	25	50%	2 1/2	35	0.5	-
B-2 All uses	20,000	100	25	30 feet	15	25	25	50%	2	30	0.25	--
B-3	20,000	100	25		15		25	50%	2	35	1.0	
CH-1 Hotel	120,000	200	30	50 feet	25 ⁴	30	25 ⁴	30 ⁵	12	120	1.5	--
Other permitted uses	80,000	150	30	50 feet	25 ⁴	30	25 ⁴	30 ⁵	10	100	1.5	--

SADDLE BROOK CODE

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CH-2 Office	40,000	100	30	50 feet	25	30	25	25%	4	45 ⁶	0.5	--
I Industrial 40,000 to 59,999 square feet 60,000-79,999 square feet 80,000 square feet and over	40,000	100	30	50 feet	25	25	25	35%	1	20 ⁷	.25	--
	60,000	100	30	50 feet	25	25	25	35%	2	25 ⁷	.50	--
	80,000	200	30	50 feet	25	25	25	35%	3	35 ⁷	.60	--
C Cemetery	-	-	100	200 feet	100	100	100	10% ⁸	2	25	--	--
AH-1	1.4 acres per tract		50		30/25 ⁹		30/25 ⁹		3	35		15 (but not to exceed 38 units for the property)
AH-2	4 acres per tract		50		50/25 ⁹		50/25 ⁹		4.5	63		15 (but not to exceed 80 units for the property)
AH-3	2 acres	200	30		25		25	30%		40		15 (but not to exceed 80 units for the property)
AH-4	2 acres	100	30		25		25	30%				15 (but not to exceed 39 units for the property)

¹ See supplemental regulations pertaining to Cul-de-sac.

² See supplemental regulations pertaining to Corner Lots

³ See supplemental regulations pertaining to townhouses

⁴ May be reduced to 15 feet if property abuts I-80, the Garden State Parkway or a railroad right-of-way

⁵ Excluding parking structures

⁶ Including parking decks or structures

⁷ All structures must be at least 85 feet from a residential district line. All structures greater than 25 feet in height shall have direct frontage to North Midland Ave.

⁸ By principal and access structures

⁹ Minimum setback from residential use or building/minimum setback from nonresidential use or building