

ZONING

365 Attachment 1

Borough of Wallington

Schedule of Area, Bulk and Yard Requirements [Amended 9-27-2001 by Ord. No. 2001-17; 2-28-2013 by Ord. No. 2013-04]

Zone	Minimum Area Requirements			Minimum Yard Requirements				Maximum Bulk Requirements		Minimum Habitable Floor Area (square feet)
	Lot Area	Lot Width	Lot Depth	Street Yard	Side Yards		Rear Yard	Building Coverage	Building Height	
	(square feet)	(feet)	(feet)	(feet)	One (feet)	Other (feet)	(feet)	(percent)	(feet)	
R-1	5,000	50	100	25 ¹	5 feet on 1 side; 12% of width of lot on other side		30	45% ⁷	30 ⁶	1,200
R-2	5,000	50	100	25 ¹	Same as R-1		30	45% ⁷	Same as R-1 ⁶	1,200
R-3	202,500	450	450	50	25	25	75	30%	35	460 per dwelling unit
R-4	5,000 ²	50 ²	100 ²	25	5	10	30	45%	Same as R-1	1,200
B	5,000	50	100	25	— ³	None	10	50%	25	—
LI-C	7,500	75	100	None required but building shall be at least 40 feet from center line of street	— ³	None	10	50%	25	—
LI	7,500	75	100	Same as LI-C Zone			10	50%	Same as LI-C	—
I	25,000	75	None	Same as LI-C Zone			10	50%	45	—
CB		See text		Minimum of 100 feet for lots 25,000 square feet or greater; minimum of 10 feet for lots less than 25,000 square feet in area ⁵	Minimum of 10 ⁴	Minimum of 20 ⁴	20 ⁴	50%	Maximum of 38	—
PR-ML	See § 365-25									

NOTES:

- ¹ In R-1 and R-2 Zones, if the existing front yards in the same block are of a greater or lesser depth than required herein, the front yard shall be at least equal in depth of the average prior existing front yards.
- ² Minimum plot size for residences fronting on Mount Pleasant Avenue and Johnson Avenue shall not be less than 60 feet in frontage by 100 feet in depth.
- ³ One side shall be not less than 10% of the average width of the plot but in no instance shall that side be less than five feet.
- ⁴ The side yard shall be a planted buffer strip; the rear yard shall be planted the outer 30 feet furthest from the building.
- ⁵ Any lot or plot within the CB Zone fronting on two or more streets shall be considered a corner lot as is defined elsewhere in this chapter, and the front yard shall be measured from the widest street; the side yard to be measured from the side property line parallel to the other street or streets which it abuts.
- ⁶ In all new construction in R-1 (one-family) and R-2 (two-family) Zones, there shall be a maximum of two stories or 28 feet in height, whichever is less.
- ⁷ Maximum lot coverage in all R-1 and R-2 Zones shall be 40% of all impervious surfaces.