

ZONING

94 Attachment 1

Borough of Merchantville

Schedule of District Regulations

Standards	R-1 and R-2	R-3	R-4	B-1	B-2
Minimums					
Lot area, corner lot (square feet)	13,800	8,750	8,750	NA	NA
Lot area, interior lot (square feet)	12,000	7,500	7,500	NA	NA
Lot width, corner lot (feet)	92	70	70	NA	NA
Lot width, interior lot (feet)	80	60	60	NA	NA
Front yard (feet)	30	20	20	0	0
Side yard (feet)	9	8	8	0	0
Side yards, combined (feet)	23	18	18	NA	NA
Rear yard (feet)	25	25	25	10	10
Maximums					
Building coverage	20%	25%	25%	90%	80%
Total improvement coverage	40%	45%	45%	90%	90%
Principal building height					
Feet	35	35	35	40	35
Stories	2.5	2.5	2.5	3	2.5
Senior citizen multifamily building ¹ (feet)	NA	NA	NA	60	NA
Accessory building height					
Feet	15	15	15	20	20
Stories	1.5	1.5	1.5	1.5	1.5

The text of Chapter 94 must be read along with this Schedule since it contains additional regulations which in some cases modify the standards shown above.

Downtown Redevelopment Area. The principal building height in the Downtown Redevelopment Zone shall be no greater than 48 feet in height, and no greater than three stories, as set forth in Ordinance No. 08-08. Only Borough Council has jurisdiction to amend the maximum building height. **[Added 5-23-2016 by Ord. No. 16-03]**

NOTES:

¹ **[Added 2-12-1996]**