

**Schedule of Height, Area, Bulk and Other Requirements
(Subsection 20-5.4)
Zoning Ordinance
Township of West Caldwell**

ZONE DISTRICT		R-2	R-3/R-3A/ R-3B	R-3C	R-3D	R-4	B-1	B-2	B-3	M-1	M-2	OP
LOT												
Area:	Min. Square Feet	17,500	14,000	4 Acres	174,240	10,500	5,000	15 Acres	20,000	80,000	5 Acres	3 Acres
Depth:	Min. Feet ⁽¹⁾	140	140	330	300	140	100	500	200	400	400	400
Width:	Min. Feet	125	100	370	500	75	50	500	100	200	400	250
YARDS (2)												
Front:	Min. Feet	40	40	50 ⁽⁹⁾	50	40	25 ⁽³⁾	150	75	50	100	75
Rear:	Min. Feet	50	50	100	40	50	25	100	60	60	80	150
Side:	Min. Quantity	2	2	2 side yards	2	2	1	2	2	2	2	2
	Min. Feet (each)	15 ⁽⁴⁾	10 ⁽⁴⁾	50 feet minimum for each side yard with combined total of both side yards not less than 140 feet.	35	10 ⁽⁴⁾	15	50	15	40	70	25
(5)	Min. % Lot Width	35%	30%	--		30%	35%	25%	35%	40%	40%	25%
	Buffer Depth: Min. Feet ⁽⁶⁾	--	--	20 ⁽¹⁰⁾	20	--	10	30	15	30	30	30
BUILDING												
Height:	Max. Feet ⁽²⁾	35	35	35 ⁽¹¹⁾	35	35	28	28	28	28	35	28
Width:	Max. Feet			230								
Max. Stories ⁽²⁾		2 1/2	2 1/2	2 ⁽¹²⁾	2 1/2	2 1/2	2	2	2	2	2	2
Floor Area:	Min. Square Feet	1,400	1,400	N/A	--	1,200	--	--	--	--	--	--
Coverage:	Max % Lot Area ⁽⁷⁾	30%	30%	30%	30%	30%	35%	30%	25%	35%	35%	25%
Dist. Restrict.:	Min. Feet ⁽⁸⁾	--	--	N/A	--	--	35	50	50	85	100	75
MINIMUM OPEN SPACE					40%							

Schedule of Height, Area, Bulk and Other Requirements—Con.

NOTES:

- (1) Except that the township agency may grant an exception, pursuant to N.J.S.A. 40:55D-51, to permit a reduction in minimum lot depth by an amount not exceeding ten (10%) percent of the depth, provided that such lot otherwise fully conforms with minimum lot width and minimum lot area requirements.
- (2) Refer to subsection 20-5.4 c.

- (3) Except that where the depth of the zone district is more than one hundred fifty (150) feet, then the front yard shall not be less than fifty (50) feet.
- (4) Except that where a side yard abuts the rear property line of one or more residential properties, then such side yard shall not be less than thirty (30%) percent of the minimum required lot width.
- (5) Aggregate width of both side yards combined, as a percentage of lot width measured at front setback line of the principal building.
- (6) Minimum depth of buffer area along property line adjoining, or within, any residence district pursuant to subsection 20-21.1.
- (7) Maximum lot coverage of the sum of the ground floor areas of all principal and accessory buildings on the property.
- (8) Minimum distance from the principal building to the boundary line of any residence district.
- (9) No more than one-third of building frontage shall be set back fifty (50) feet, and the remainder shall be set back no less than eighty (80) feet.
- (10) Wooded and landscaped buffers shall be provided for both side yards in accordance with subsection 20-21.1.
- (11) A parapet wall, not exceeding two (2) feet, is permitted and shall not be included in the calculation of building height.
- (12) Residential stories above ground-level parking.
- (13) In the B-2 Zone District, one (1) foot of additional building height is permitted with every additional twenty-five (25) feet of front yard setback over the minimum front yard setback of one hundred fifty (150) feet, up to a maximum height of thirty-five (35) feet.
- (14) A second permitted principal building in the B-2 Zone District shall comply with all setback requirements of the zone, except that the front yard setback minimum requirement for any second permitted principal building in the B-2 Zone District shall be sixty (60) feet.
(Ord. No. 890 § 20-5.4; Ord. No. 1209 § 5; Ord. No. 1283 § 7; Ord. No. 1464; Ord. No. 1561 § 1; Ord. No. 1639 § 3; Ord. No. 1729 § 1)