

BOROUGH OF NORTH CALDWELL

ZONING

Schedule of Area, Yard and Building Requirements

Zone	Minimum Lot Requirements			Principal Building			Accessory Building (Rear Yard Only)			Maximum Lot Coverage	Maximum Hgt. Principle Structure
	Area (sq.ft.)	Lot Width	Lot Depth	Front Yard	Rear Yard	Side Yards	Side Yards	Rear Yard	Height		
R-1	21,875	125	150	50	50	25	15	15	14	30	32
R-1 Cluster	15,000	100	125	30	30	20	15	15	14	30	32
R-2	15,000	100	125	30	30	20	15	15	14	30	32
R-1E	87,120			50	50	50					
R-3	11,250			30	40	12					
R-8	8,640	72	120	30	40	11	15	15	14	35	32
R-30	30,000	150	200	60	60	35	15	15	14	30	32
R-4 - Combination Cluster Maximum of no more than 5 dwelling units per acre 30' to street, Imp. Coverage 25%											
R-30 Age Restricted Housing – 10 acre minimum – 5 units per acre – 50' Front, 50' Rear, 50' Sides -Height 3.5 Stories/44' Imp.Coverage 25%											
Office District – Min. Frontage – 150', Min. Lot Size – 22,500 sq. ft. – Imp. Coverage 35%											

NOTES:

On a corner lot, the front yard on both streets shall conform to the front yard setback, and there shall be only one side yard.