

ZONING

SCHEDULE OF AREA, YARD AND BULK CONTROLS
FOR PLANNED RESIDENTIAL DEVELOPMENTS

TOWNSHIP OF MAHWAH

Requirements	Single Family Uses		Townhouse Uses**		Garden Apartment Uses		Patio Home Use	Adult Home Use
	PRD-4	PRD-6	PRD-4	PRD-6	PRD-4	PRD-6	PRD-4S	PRD-4S
Minimum Lot Area (square feet)	14,500	10,800	3,000	2,500	Not applicable		4,400***	1,200****
Minimum Lot Width (feet)	125	100	30	25	200	200	40	22
Maximum Improved Lot Coverage (percent)	50	50	70	70	75	75	36	50
Maximum Lot Coverage (percent)	30	30	50	50	25	25	28	33
Minimum Required Yards (feet)								
Front	30	30	25	25	50	50	20	20
Side: One	10	10	--*	--*	30	30	10	8
Both (if provided)	25	20	--	--	60	60	10	8
Rear	30	25	25	25	75	75	10	10

NOTES:

* None required, but where provided, a minimum of twenty (20') feet, except where abutting a street, a minimum of twenty-five (25') feet.

** No building group in the PRD-4 Zone shall exceed the lesser of six (6) dwelling units or one hundred eighty (180') feet in any horizontal dimension, and no building group in the PRD-6 Zone shall exceed the lesser of eight (8) units or one hundred eighty (180') feet in any horizontal dimension.

*** Overall unit density shall not exceed 3.55 units per acre dedicated to such use.

**** Overall unit shall not exceed eleven (11) units per acre dedicated to such use and unit size shall not exceed one thousand (1,000) square feet in total floor area, basements and garages excluded.

(Ord. #574; Ord. #622; Ord. #695; Ord. #732; Ord. #815; 1976 Code Ch. 179)

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ZONING SCHEDULE OF AREA, BULK AND YARD REQUIREMENTS

TOWNSHIP OF MAHWAH

Zone	District	Minimum Area Requirements			Maximum Bulk Requirements				Minimum Yard Requirements			
		Lot Area (Sq. Ft.)	Lot Width (Ft.)	Lot Depth (Ft.)	Improved Lot Coverage (%)	Lot Coverage (%)	Bldg. Ht. Principal** Feet Story		Front Yard (Ft.)	Side Yard One (Ft.) Both (Ft.)		Rear Yard (Ft.)
C-200	Conservation				See Schedule of Area, Bulk and Yard Requirements for C-200 Conservation District.							
R-80	One-Family	80,000	200	300	20	10	35	2 1/2	60	40	80	50
R-40	One-Family	40,000	150	175	30	15	35	2 1/2	40	30	60	40
R-20	One-Family	20,000	100	150	40	20	35	2 1/2	35	20	40	35
R-15	One-Family	15,000	90	125	40	20	35	2 1/2	30	10	25	30
R-10	One-Family	10,000	75	100	40	25	35	2 1/2	30	10	25	30
R-5	One-Family	5,000	50	100	40	30	35	2 1/2	25	6	18	25
R-11	One-Family	5,000	50	100	40	30	35	2 1/2	25	6	18	25
	Two-Family	11,000	80	100	50	30	35	2 1/2	25	10	25	25
GA-200	One-Family	10,000	75	100	40	25	35	2 1/2	30	10	25	30
	Garden Apt.	200,000	300	400	70	30	35	2 1/2	50	30	60	75
PRD-4	One-Family	20,000	100	150	40	20	35	2 1/2	35	20	40	35
	Other Uses (PRD)				See subsection 24-6.10.							
PRD-6	One-Family	20,000	100	150	40	20	35	2 1/2	35	20	40	35
	Other Uses (PRD)				See subsection 24-6.10.							
RM-6	One-Family	20,000	100	150	40	20	35	2 1/2	35	20	40	35
	Mobile Homes	400,000	400	500	50	30	35	2 1/2		See subsection 24-6.3.		
B-200	Shopping Center	200,000	300	400	80	40	40	3	75	40	75	75
B-40	Highway Business	40,000	150	200	80	40	40	3	75	20	40	40
B-12	General Business	12,000	80	100	80	40	40	3	40	15	30	40
B-10	Neighborhood Business	10,000	50	100	80	50	40	3	10	10	20	40
OP-200	Office Park	200,000	300	400	60	30	300	25		See subsection 24-5.3f.		
IP-120	Industrial Park	120,000	300	400	70	35	40	3	60	40	75	65
GI-80	General Industry	80,000	200	300	80	40	40	3	50	25	50	65
CEM	Cemetery	200,000	300	400	--	35	35	--		See subsection 24-6.9.		
FP	Flood Plain											
CED/R-40	Cont. Econ. Dev't.				See subsection 24-6.1h.							
BZ	Buffer Zone				See Ordinance 462.							
PRD-4S	Adult/Patio Housing				See subsection 24-6.11.							
*L.O.D.	Limited Office District	80,000	200	200	30	5	35	2				
CB	Community Business	90,000	360	400	70	25	40	3	60	30	60	40
PED	Public Education District	87,120 (2 acres)	150	300	65	30	35	2 1/2	35	25	50	35

* One parking space required for each 125 square feet.
 ** See subsection 24-5.2 concerning height limits in the OP-200 Zone.
 (Ord. #574; Ord. #622; Ord. #815; Ord. #860; Ord. #883; 1976 Code Ch. 179; Ord. #955, §5; Ord. #1036, §III; Ord. #1161; Ord. #1211, §III; Ord. #1252, §I; Ord. #1298; Ord. #1324, §§I, II; Ord. #1448)