

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* | | Front Yard (Ft.) | Side Yard | | Rear Yard (Ft.) |
| | | | | | | | Feet | Story | | One (Ft.) | Both (Ft.) | |
| C200 | Conservation | 200,000 | 300 | 400 | 15 | 5 | 35 | 2 1/2 | 75 | 50 | 100 | 75 |
| POS | Public Open Space | 200,000 | 300 | 400 | 15 | 5 | 35 | 2 1/2 | 75 | 50 | 100 | 75 |
| R80 | One-Family | 80,000 | 200 | 300 | 20 | 10 | 35 | 2 1/2 | 60 | 40 | 80 | 50 |
| R40 | One-Family | 40,000 | 150 | 175 | 30 | 15 | 35 | 2 1/2 | 40 | 30 | 60 | 40 |
| R20 | One-Family | 20,000 | 100 | 150 | 40 | 20 | 35 | 2 1/2 | 35 | 20 | 40 | 35 |
| R15 | One-Family | 15,000 | 90 | 125 | 40 | 20 | 35 | 2 1/2 | 30 | 10 | 25 | 30 |
| R10 | One-Family | 10,000 | 75 | 100 | 40 | 25 | 35 | 2 1/2 | 30 | 10 | 25 | 30 |
| R5 | One-Family | 5,000 | 50 | 100 | 40 | 30 | 35 | 2 1/2 | 25 | 6 | 18 | 25 |
| R11 | 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 |
| GA200 | 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 |
| PRD4 | One-Family | 20,000 | 100 | 150 | 40 | 20 | 35 | 2 1/2 | 35 | 20 | 40 | 35 |
| | Other Uses (PRD) | See §24-3.8 k. and Attachment 6 (Schedule of Area, Yard, and Bulk Requirements for Planned Residential Developments) | | | | | | | | | | |
| PRD6 | One-Family | 20,000 | 100 | 150 | 40 | 20 | 35 | 2 1/2 | 35 | 20 | 40 | 35 |
| | Other Uses (PRD) | See §24-3.8 k. and Attachment 6 (Schedule of Area, Yard, and Bulk Requirements for Planned Residential Developments) | | | | | | | | | | |
| RM6 | One-Family | 20,000 | 100 | 150 | 40 | 20 | 35 | 2 1/2 | 35 | 20 | 40 | 35 |
| | Manufactured Homes | 400,000 | 400 | 500 | 50 | 30 | 35 | 2 1/2 | See §24-4.14. | | | |
| CB360 | Community Business | 90,000 | 360 | 400 | 70 | 25 | 40 | 3 | 75 | 40 | 80 | 75 |
| B200 | Shopping Center | 200,000 | 300 | 400 | 80 | 40 | 40 | 3 | 75 | 40 | 75 | 75 |
| B40 | Highway Business | 40,000 | 150 | 200 | 80 | 40 | 40 | 3 | 75 | 20 | 40 | 40 |
| B12 | General Business | 12,000 | 80 | 100 | 80 | 40 | 40 | 3 | 40 | 15 | 30 | 40 |
| B10 | Neighborhood Business | 10,000 | 50 | 100 | 80 | 50 | 40 | 3 | 10 | 10 | 20 | 40 |
| OP200 | Office Park | 200,000 | 300 | 400 | 60 | 30 | 300 | 25 | See §24-4.32 c2 | | | |
| ORP200 | Office Research Park | 200,000 | 300 | 350 | 60 | 30 | 40 | 3 | 75 | 40 | 80 | 75 |
| IP120 | Industrial Park | 120,000 | 300 | 400 | 70 | 35 | 40 | 3 | 60 | 40 | 75 | 65 |
| GI80 | General Industry | 80,000 | 200 | 300 | 80 | 40 | 40 | 3 | 50 | 25 | 50 | 65 |
| CEM | Cemetery | 200,000 | 300 | 400 | -- | 35 | 35 | -- | See §24-4.23 | | | |
| FP | Flood Plain | See §24-4.22 | | | | | | | | | | |
| BZ | Buffer Zone | See §24-5.6 | | | | | | | | | | |
| PRD4S | Adult/Patio Housing | See §24-3.8 k. and Attachment 6 (Schedule of Area, Yard, and Bulk Requirements for Planned Residential Developments) | | | | | | | | | | |
| *LOD | Limited Office District | 80,000 | 200 | 200 | 30 | 5 | 35 | 2 | 60 | 30 | 60 | 40 |
| ED | Education District | 200,000 | 150 | 300 | 65 | 30 | 35 | 2 | 45 | 25 | 50 | 35 |
| ML1 | Mount Laurel | See §22-11.6 | | | | | | | | | | |
| ML2 | Mount Laurel | See §22-11.6 | | | | | | | | | | |
| MF-1 | Multi Family 1 | 4.5 Acres | | | 60 | 30 | 38 | 3 | 25 | 15 | 30 | 25 |
| MF-2 | Multi Family 2 | 21,780 | 75 | 100 | 70 | 35 | 35 | 3 | 25 | 10 | 20 | 25 |
| MUD-1 | Mixed-Use Development | See §24-4.29 | | | | | | | | | | |
| MUD-2 | Mixed-Use Development | See §24-4.30 | | | | | | | | | | |

* See §24-4.32 c5 concerning height limits in the OP200 Zone.

** See §24-4.32 c concerning yard requirements in the OP200 Zone

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

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

TOWNSHIP OF MAHWAH

| Requirements | Single Family Uses | | Townhouse Uses** | | Garden Apartment Uses | | Single Family Semidetached Use | Adult Home Use |
|--|--------------------|--------|------------------|-------|-----------------------|------|-----------------------------------|----------------|
| | PRD4 | PRD6 | PRD4 | PRD6 | PRD4 | PRD6 | PRD4S | PRD4S |
| 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) | 30 | 30 | 25 | 25 | 50 | 50 | 20 | 20 |
| | 10 | 10 | --* | --* | 30 | 30 | 10 | 8 |
| | 25 | 20 | -- | -- | 60 | 60 | 10 | 8 |

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 PRD4 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 PRD6 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