

**Township of Wyckoff - Zoning
186 Attachment 1**

Schedule I Schedule of Dimensional Requirements (j)

(Amended 10-7-1980 by Ord. No. 830; 3-18-1986 by Ord. No. 981; 6-20-1989 by Ord. No. 1070; 10-6-1992 by Ord. No. 1146; 1-17-2006 by Ord. No. 1519; 2-19-08 by Ord. No. 1576; 2-18-14 by Ord. No. 1727)

Zone	Minimum Lot Requirements		Principal Building				Accessory Building		Maximum Building Height		Minimum Habitable Floor Area per Dwelling Unit (square feet)	Maximum Lot Coverage			Minimum Buffer Area (feet)
	Area (square feet)	Lot Width and Frontage (feet)	Depth (feet)	Front (feet)	Each Side (feet)	Rear (feet)	Each Side (feet)	Rear (feet)	(stories)	(feet)		Principal Building (%)	Accessory Structure (%)	Combined Building (%)	
RA-25 Rural Residential(p)(q)	25,000	125	150	40	20	40	15(b)	20	2 ½	35	1,200	15	5	20	---
R-15(p)(q)	15,000	100	125	40	15	30	10	10	2 ½	35	1,100	15	5	20	---
B-1 Business	6,000	60	100	25(j)	(a)	20	(a)	20	2 ½	35	(i)	75	5	80	---
B-1A	6,000	60	100	20	12	20	12	20	2 ½	35	600	(r)	(r)	--	--
B-2 Business	6,000	60	100	20	12	20	12	20	2 ½	35	600	(k)	(k)	(k)	---
L-1 Light Industry	3 acres	200	300	75	50(d)	50(d)	50(d)	50(c)	2	35	--	30	--	30	---
L-2 Light Industry	4 acres	300	500	75	50(d)	50(d)	50(d)	50(c)	2	35	--	30	--	30	---
B-5 Planning Community Shopping Center	5 acres	300	500	50 (e)	50(e)	50(e)	(h)	--	1(f)	40	--	25(g)	--	--	---
RPP-1 Recreation/Public Purpose	--	--	--	--	--	--	--	--	--	35	--	20	--	--	50
RPP-2 Recreation/Public Purpose	--	--	--	--	--	--	--	--	--	35	--	20	--	--	50
B-5/SDAH-2 Planned Community Shopping Center/Affordable Housing Zone	5 acres	300	500	50(l)	50(l)	50(l)	--	--	1(m)	40	--	25(n)	--	--	--
RA-15/SDAH-2 Affordable Housing Zone	15,000	100	125	40	15(o)	30(o)	--	--	2 ½	35	--	15	5	20	--

NOTES:

The dimensional requirements in the RC-25 Zone are the same as for the RA-25 Zone, except that for cluster development, the requirements are the same for the R-15 Zone. In connection with the B-4 Zone, see § 186-10.

(a) No side yard is required adjacent to other property in a business zone. If a side yard is provided, the minimum shall be 10 feet. A side yard of 30 feet shall be required on lots adjacent to any residential zone.

(b) Exclusive of farm buildings.

(c) One hundred fifty feet adjacent to any residential zone.

(d) One hundred feet adjacent to any residential zone.

(e) One hundred feet, including a twenty-five foot buffer strip, where adjoining a residential zone.

(f) Except offices permitted on a second story, provided that the total height of the building does not exceed 40 feet.

off-street parking lots and creating interior pedestrian malls.

(h) Accessory buildings not permitted in the B-5 Zone.

(i) Minimum habitable floor area per unit for residential uses in the B-1 Zone shall be 600 square feet. In the B-1 Zone where there is a mixed commercial-residential use in a single building, the residential use must be limited to two in number and located on a second floor.

height, be located on a lot of less width and area or have smaller yards than are specified for the zone in which such building is located or otherwise not conform to the requirements as set forth in § 186-19, as the case may be. Anything in the dimensional requirements notwithstanding, in the B-1 Zone, buildings shall not be less

(k) The maximum lot coverage by principal and accessory buildings is: one-story, 25%; two-story, 20%. Maximum coverage by principal buildings, accessory buildings, and parking areas, including driveways, 75%.

(l) Seventy feet including a twenty-foot buffer strip along local streets and 100 feet including a forty-foot buffer along county streets, provided that existing buildings are grandfathered from this requirement and may be expanded, but only in instances where the proposed addition complies with the requirements.

permitted on a second story, provided that the building height does not exceed 40 feet.

off-street parking lots and creating interior pedestrian malls.

(o) Provided that, where a side yard adjoins an RA-25 Zone, the side yard shall comply with the RA-25 Zone side yard requirement, and where a rear yard adjoins an RA-25 Zone, the rear yard shall comply with the RA-25 Zone rear yard requirement.

(p) Section 186-66 "Enhanced sideyard setbacks"

- In the RA-25 and R-15 residential zones, garages which face the side yard shall be no less than 27 feet from the side yard property line.
- In the R-15 Zone, if a home has a gross building area which exceeds 2,700 sf, the minimum side yard setback shall be 20 feet.
- In the RA-25 Zone, if a home has a gross building area which exceeds 3,700 sf, the minimum side yard setback shall be 25 feet.

(q) Section 186-23P "Maximum Impervious Coverage" -- For single family and two-family residential lots. (§ 186-23P, 2-19-08 Ord. No. 1576)

- For lots less than 10,000 sf in area, the maximum percentage of allowable impervious coverage shall be 45% of the lot area.
- For lots over 25,000sf in area, the maximum percentage of allowable impervious coverage shall be 28.5% of the lot area.
- For lot areas between 10,000 sf and 25,000 sf in area, the maximum percentage of allowable impervious coverage shall be equal to 45 divided by the square root of the lot area.

(r) Lot coverage by principal and accessory buildings: 1-story, 25%; 2-story, 20%. Combined principal building, accessory building, parking area, including driveway: 75%. (§ 186-20, 12-19-89 Ord. No. 1080)