

ZONING

250 Attachment 1

Borough of Florham Park
§ 250-9. Schedule of Area, Yard and Building Requirements
[Amended 5-15-2001 by Ord. No. 7-01; 4-23-2002 by Ord. No. 7-02; 4-26-2005 by Ord. No. 17-05; 6-17-2008 by Ord. No. 08-21]

Zone	Principal Building Setbacks								Maximum Building Height (feet)	Maximum Building Height (stories)	Minimum Habitable Floor Space (square feet)	Minimum Lot Requirements (square feet/acres)			Maximum Building Coverage (%)	Maximum Improved Lot Coverage (%)	Detached Accessory Building Setbacks				Maximum Front Yard Setback
	Interior Lots			Corner Lot				Side Yard Combined				Area	Width (feet)	Depth (feet)			Maximum Height, 15 Feet, 1 Story				
	Front (feet)	Side (feet)	Rear (feet)	Front (feet)	Street Side (feet)	Inside (feet)	Rear (feet)										Percentage of Lot Width or Feet	Front (feet)	Corner Lot Street Side (feet)	Side (feet)	
R-15	40	10	40% of lot depth	40	40	10	40% of lot depth	20%	35	2	1,200	15,000	100 ¹	150	Note 8	30	50	50	10	10	Note 7
R-25	50	15	40	50	50	15	40	24%	35	2	1,500	25,000	125 ¹	150	Note 8	30	60	60	15	20	Note 7
R-44	50	20	50	50	50	20	50	28%	35	2	1,800	43,560	140 ¹	160	10	25	60	60	20	20	Note 7
R-88	50	50	50	50	50	50	100	100 feet	35	2	1,800	87,120	140 ¹	160	5	20	50	50	20	20	Note 7
B-1	20	10	20	20	20	10	10	—	35 ²	—	—	—	150	—	20	Same as for principal building				—	
PB-1	40	20	40	40	20	20	40	—	30 ³	—	—	1 acre	150	—	15 (1 story) 10 (2 story)	60	—				—
PB-2	30	15	30	30	30	15	30	—	35 ³	—	—	15,000	100	120	20 ⁴	60	—				—
C-1 MF Multifamily Option	100	50	50	100	50	—	50	—	35	—	800	40 acres	300	300	15	30	Same as for principal building				—
C-1 and C-2	150 ⁵	50	50	150 ⁵	100	50	50	—	40 ⁶	—	—	5 acres	300	—	35	60	Same as for principal building				—
C-3	100	75	75	100	100	75	75	—	45	—	—	15 acres	300	200	25	50	Same as for principal building				—
C-4	100	75	75	100	100	50	75	—	45	—	—	15 acres	300	200	25	50	Same as for principal building				—
MF-1 and MF-3	135	25	25	135	135	25	25	—	35	—	1,400	5 acres	300	300	25	—	Same as for principal building				—
MF-2	100	25	25	100	100	25	25	—	35	—	850	5 acres	100	300	25	—	Same as for principal building				—
MF-4	100	20	20	50	50	20	20	—	40	—	600	5 acres	100	300	30	—	Same as for principal building				—
OSR	50	15	40	50	40	15	40	—	35	—	—	1 acre	200	200	30	—	Same as for principal building				—
OSM	50	15	40	50	40	15	40	—	35	—	—	1 acre	200	200	30	—	Same as for principal building				—

NOTES:

- ¹ In residence zones, R-15, R-25 and R-44, the minimum lot width specified above shall be increased by 25 feet in the case of corner lots.
- ² An office building may be erected to no more than 50 feet in height upon the condition that for each five-foot increase above 35, there shall be an additional three feet of front yard setback.
- ³ In the PB Zone, no building shall have more than two stories.
- ⁴ In the PB-2 Zone, the maximum building coverage shall be 10% for two-story buildings.
- ⁵ All lots having frontage on and along both sides of Vreeland Road and Fernwood Road shall have a front yard setback of 100 feet.

- ⁶ See Borough Ord. No. 6-99A.
- ⁷ The maximum front yard setback shall be within 10) feet of the average front yard setback of all lots or portions of lots within 200 feet of the subject property on the same side of the block. To the extent that this provision conflicts with the minimum front yard setback, the minimum setback requirements shall prevail. For the purposes of this regulation, the front yard setback shall be measured to the facade of the structure that contains the principal entrance or front door to the dwelling.

⁸ Maximum Building Coverage Schedule for the R-15 and R-25 Zones:

Lot Area (square feet)	Percent Coverage
Less than 17,499	15.0
17,500 to 19,999	14.5
20,000 to 22,499	14.0
22,500 to 24,999	13.5
25,000 to 27,499	13.0
27,500 to 29,999	12.5
30,000 to 32,499	12.0
32,500 to 34,999	11.5
35,000 to 37,499	11.0
37,500 to 39,999	10.5
40,000 to 42,499	10.0
42,500 to 44,999	9.5
45,000 or greater	9.0

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