

ZONING

186 Attachment 1
 Township of Wyckoff
 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; 2-18-2014 by Ord. No. 1727; 2-20-2018 by Ord. No. 1848]

| 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 (%) | and Accessory Building (%) | |
| RA-25 Rural Residential(p) | 25,000 | 125 | 150 | 40 | 20 | 40 | 15(b) | 20 | 2 ½ | 35 | 1,200 | 15 | 20 | -- |
| R-15 | 15,000 | 100 | 125 | 40 | 15 | 30 | 10 | 10 | 2 ½ | 35 | 1,100 | 15 | 20 | -- |
| B-1 Business | 6,000 | 60 | 100 | 25(j) | (a) | 20 | (a) | 20 | 2 ½ | 35 | (i) | 75 | 80 | -- |
| B-2 Business | 6,000 | 60 | 100 | 20 | 12 | 20 | 12 | 20 | 2 ½ | 35 | 600 | (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 Planned 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(p) | 15,000 | 100 | 125 | 40 | 15(o) | 30(o) | -- | -- | 2 ½ | 35 | -- | 15 | 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.
- (g) In addition to the limitation on building coverage, a minimum of 20% of the total lot area shall be devoted to landscaped open space, excluding parking areas and driveways. Such landscaped area shall be designed for the purpose of creating an attractive setback area on public streets, providing internal landscaped areas within 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.
- (j) The minimum lot and yard requirements, maximum building heights (see note), minimum habitable floor area per family and maximum lot coverage in each zone shall be specified in the table of dimensional requirements set forth in § 186-19 are applicable. Note: No building or structure hereafter erected shall exceed the 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 than 55 feet from the center of the road, i.e., buildings in the B-1 Zone shall be set back at least 55 feet from the center line of the road.
- (k) The maximum lot coverage by principal an 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.
- (m) Except mezzanine space in a supermarket, (which shall not be occupied as retail space but may be occupied as office space, meeting room for the supermarket and also be available as a community room and that may be used to house HVAC and compressor equipment, and employee lockers) and residential apartments permitted on a second story, provided that the building height does not exceed 40 feet.
- (n) In addition to the limitation on building coverage, a minimum of 16% of the total lot area shall be devoted to landscaped open space, excluding parking areas and driveways. Such landscaped areas shall be designed for the purposes of creating an attractive setback area on public streets, providing internal landscaped area within 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) See § 186-66 for enhanced side yard setbacks for the RA-25 and RA-15 Zones.

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- (q) Each front yard on a corner lot must separately comply with the minimum lot width and frontage requirement as shown in Schedule I above.