

LAND DEVELOPMENT

170 Attachment 1

Borough of Essex Fells

Schedule of Zoning District Area, Yard and Building Requirements

Zone District	Minimum Lot Area (square feet)	Lot Width ^{1,2,3,4} (feet)	Minimum Required Yards			Maximum FAR	Maximum Building Height				Maximum Percentage of Lot in Impervious Coverage
			Front (feet)	Side (Each feet)	Rear (feet)		Principal		Accessory		
							Stories	Feet	Stories	Feet	
RA-1	43,560	175	170-112	45	50	0.11	2 ½	35	1 ½	15	25%
RA-2	31,500	150	170-112	32	50	0.12	2 ½	35	1 ½	15	25%
RA-3	21,780	110	170-112	25	50	0.13	2 ½	35	1 ½	15	25%
RA-4	20,000	100	170-112	22	50	0.17	2 ½	35	1 ½	15	25%
RA-5	13,068	90	170-112	18	50	0.22	2 ½	35	1 ½	15	25%
RA-6	8,712	60	170-112	12	40	0.25	2 ½	35	1 ½	15	25%
M	-	-	-	-	-	-	-	-	-	-	40%
E	-	-	75	-	-	-	3	40	2	25	40%
CP and P	-	-	-	-	-	-	-	-	-	-	-

NOTES:

¹The minimum lot frontage measured along the front lot shall be at least 50 feet in the RA-1 and RA-2 Zones and at least 50% of the minimum lot width in all other zones

²Increase by 20% for corner lots

³Stories or feet, whichever is lesser. In no event shall the highest point of a rood be more than 42 feet from any point on the finished grade from which its height is measured.

⁴Lot width is the distance between the side lot lines measured at the required minimum building setback line.

09-01-2009