

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 ^{1,2,4} (feet)	Minimum Required Yards			Maximum FAR	Maximum Building Height ³				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 1/2	35	1 1/2	15	25%
RA-2	31,500	150	§ 170-112	32	50	0.12	2 1/2	35	1 1/2	15	25%
RA-3	21,780	110	§ 170-112	25	50	0.13	2 1/2	35	1 1/2	15	25%
RA-4	20,000	100	§ 170-112	22	50	0.17	2 1/2	35	1 1/2	15	25%
RA-5	13,068	90	§ 170-112	18	50	0.22	2 1/2	35	1 1/2	15	25%
RA-6	8,712	60	§ 170-112	12	40	0.25	2 1/2	35	1 1/2	15	25%
M	—	—	—	—	—	—	—	—	—	—	40%
E	—	—	75	—	—	—	3	40	2	25	40%
CP and P	—	—	—	—	—	—	—	—	—	—	—

NOTES:

¹ The 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.

² Increase by 20% for corner lots.

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

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