

DEVELOPMENT REGULATIONS

35 Attachment 3

Appendix C
Schedule of Space Regulations - Residential Zones
(Section 35-9.4)

Requirements	R-43	R-25	R-15	R-10	R-6	R-5	RAH-1	MF Apts.^a	MFT^a	TH-1	TH-2
Lot area min. square feet	43,000	25,000	15,000	10,000	6,000	5,000 ^b	7,000	2 acres	2 acres	5 acres	6 acres
Density — units per acre ^h	NA	NA	NA	NA	NA	NA	NA	12	20	8	4
Lot width minimum feet	150	100	90	75	60	50	50	150	150	^c	^c
Front yard minimum feet	50	35	35	30	25	25	15	50	35	^c	^c
Rear yard minimum feet	50	45	45	40	30	30	30	35	35	^c	^c
Side yard min. feet ea. side	25	17	15	12	8	7	7.5	25 ^d	25	^c	^c
Total side yard min.	40%	40%	35%	35%	33%	33%	NA	30%	30%	^c	^c
Lot coverage max. % ^h	30%	30%	35%	35%	40%	45%	40%	70%	75%	70%	45%
Bldg. coverage max. %	12%	14%	18%	18%	20%	20%	30%	20%	20%	40%	18%
Building height max. feet ^h	35 ^{f,g}	35 ^g	35 ^g	35 ^g	35 ^g	35 ^g	35 ^g	35	48	35	35
Maximum stories ^h	2	2	2	2	2	2	2	2	4	2.5	2
Floor area ratio ^h	25%	25%	25%	25%	35%	35%	40% ^e	40%	60%	NA	30%

NA: Not Applicable

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NOTES:

- ^a Townhouses are also permitted, subject to a density of not more than six units per acre. In the MFT Zone only, the maximum density for assisted living development shall be 35 units per acre on lots or tracts at least two acres in area.
- ^b Two-family houses must have a minimum lot area of 10,000 feet.
- ^c These requirements for Townhouse Zones TH-1 and TH-2 are included in the text at Article XIII.
- ^d End units only. Minimum distance between buildings is the building height.
- ^e 40% of first 8,000 square feet; 25% of portion in excess of 8,000 square feet.
- ^f New construction with a minimum roof pitch of 8/12 shall be permitted a bonus height increase not to exceed 38 feet in accordance with Section 35-1.1.
- ^g Additions to existing dwellings greater than 35 feet shall be permitted to match the existing roofline not to exceed 38 feet where the minimum existing and proposed setbacks are conforming in accordance with Section 35-1.1.
- ^h Green building development bonus incentives are available for qualifying development excluding single and two-family dwellings for bonus increases in density, lot coverage, building height and floor area ratio (FAR) in accordance with 35-9.15.

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Appendix C
Schedule of Space Regulations - Nonresidential Zones
(Section 35-9.4)

Requirements	B	B-1	NB	ORC	ORC-1	CRBD	G¹	LI	PI	PL	PROD	PROD-2	RO60
Lot area min. square feet	NA	85,000	NA	8,000	10,000	NA	124 Acres	15,000	15,000	NA	85 Acres	15 Acres	60,000
Density — units per acre ^h	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Lot width minimum feet	NA	250	NA	75	75	NA	NA	100	100	NA	NA	100	100
Front yard minimum feet	NA	10 & 100 ^j	NA	25	30	NA	NA	25	25	15 ^k	25 ^l	25	25
Rear yard minimum feet	NA	NA	NA	25	25	NA	NA	25	25	NA	NA	25	25
Side yard min. feet ea. side	NA	15	NA	10	12	NA	NA	12	12	NA	NA	12	12
Total side yard min. ^m	NA	30	NA	33%	35%	NA	NA	25%	25%	NA	NA	25%	25%
Lot coverage max. % ^h	90%	60	90%	75%	50%	NA	3%	70%	90%	NA	70%	60%	65%
Bldg. coverage max. %	30%	15	30%	30%	20%	NA	NA	40%	50%	NA	35% ⁿ	25%	40%
Building height max. feet ^h	42	35	42	35	35	42	NA	48	48	48	48°	48°	48
Maximum stories ^h	3	2	3	2	2	3	NA	3	4	3	NA	3 ^p	3
Floor area ration ^h	75%	27%	75%	75%	40%	225%/300% ^q	NA	70%	150%	NA	65%*	50%*	60%

NA: Not Applicable

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NOTES:

^h Green building development bonus incentives are available for qualifying development excluding single and two-family dwellings for bonus increases in density, lot coverage, building height and floor area ratio (FAR) in accordance with 35-9.15.

ⁱ A minimum perimeter setback of 25 feet shall be provided in lieu of specific “yard” dimensions.

^j 10 feet on Morris Avenue and 100 feet on Prospect Street.

^k Elm Street, Maple Street, Morris Avenue frontage only. NA for all other streets.

^l Passaic Avenue and River Road only; minimum 30 feet on Morris Avenue and 50 feet on Madison and Lincoln Aves.

^m Maximum required for one side yard shall be two times the minimum side yard for each side in feet.

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- ⁿ 35% may be increased proportionately to a maximum of 40% as each parking structure is completed.
- ^o Building height of 60 feet is permitted in “Height Exemption Area” — See Sections 35-13.16 and 35-13.17.
- ^p Building height of five stories is permitted in the “Height Exemption Area” — See Section 35-13.17.
- ^q In the CRBD, where a building is compliant in terms of use(s), an increase in the floor area ratio from 225% up to or equal to 300% shall be permitted. The Floor Area Ratio calculation shall not include the area associated with the following: structured parking, elevators, and required ADA or code mandated improvements.
- ^{*} Parking structures shall be excluded from FAR calculations.

Appendix C Schedule of Space Regulations – GW-I Zones (Section 35-9.4)

Requirements	GW I
Tract area min. square feet ^f	122,000
Front yard setback min. (DeForest Avenue)	7 feet
Front yard setback min. (Parmley Place)	
South side	9 feet
North side	7 feet
Front yard setback min. (Beechwood Road)	10 feet
For any structure less than 15 feet in height, including parking structures	5 feet
Front yard setback min. (Summit Avenue)	
North of Parmley Place	40 feet
South of Parmley Place ^s	Average 32 feet; however, in no case less than 25 feet
Front yard setback min. (Euclid Avenue)	15 feet
Rear yard min. (adjacent to Block 2607, Lot 7)	10 feet
Tract coverage max ^t	80%
Building height max. ^{h,u,v}	
Apartments, offices, and mixed-use buildings	48 feet
Townhouses	40 feet
Maximum stories ^{h,u}	
Apartments, offices, and mixed-use buildings	4
Townhouses	3
Floor area ratio max. (excluding parking structures) ^h	113.5%

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NOTES:

^h Green building development bonus incentives are available for qualifying development excluding single and two-family dwellings for bonus increases in density, lot coverage, building height and floor area ratio (FAR) in accordance with 35-9.15

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- r Excluding the Parmley Place right-of-way.
- s Calculation of average and minimum front yard setback on Summit Avenue south of Parmley Place shall not include the setback of the existing building at the corner of Summit Avenue and DeForest Avenue.
- t Does not include public right-of-way.
- u The existing building is exempt from setback and height standards.
- v Parking levels shall not be counted toward story limitation; however, they shall be counted toward overall height limitation.

**Appendix C
Schedule Of Space Regulations – GW-II Zones
(Subsection 35-9.4)**

Requirements	T1-A	T1-B	T2	T3
Tract area min square feet	4.5 ac.	4.5 ac.	.25 ac	.25 ac
Max. density ^h	20 du's acre (up to 29 with bonuses as identified elsewhere)			
Tract width min.	100 feet along Broad Street	100 feet along Broad Street	100 feet along Broad Street	NA
Tract depth min. (sufficient for bulk reqments.)	NA	NA	NA	NA
Front yard setback min. (from public street)	15 feet	15 feet	5 feet	5 feet
Side yard setback min. (sufficient for circulation, btw property lines or drives and btw bldgs.)	10 feet from a property line/20 feet between buildings			
Rear yard min. (opposite Broad Street)	10 feet	10 feet	10 feet	10 feet
Impervious coverage max. ^h	60%	60%	80%	80%
Building coverage max.	40%	40%	40%	40%
Open space min. (may include landscape rooftops)	50%	50%	40% of bld. coverage whichever is greater*	40% of bld coverage whichever is greater*
Pervious/porous min. (at-grade, landscaping)	35%	35%	Buffer requirements	
Private open space	Min. of 100 square feet allocated per unit for either individual unit use or to be use collectively for a designed, pocket park. However, in no case shall a surface pocket park be less than 1,500 square feet		NA	
MAX. STORIES AND HEIGHT^h				
Townhouse/brownstone (3 residential)	4 sty/40 feet	4 sty/40 feet	4 sty/40 feet	4 sty/40 feet
Multifamily buildings	4 sty/45 feet	NA	NA	NA

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Multifamily buildings**	NA	5 sty/53 feet**	NA	NA
Office	4 sty/55 feet	NA	4 sty/45 feet	4 sty/55 feet
Multifamily or mixed-use building	NA	NA	4 sty/45 feet	4 sty/45 feet

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NA: Not Applicable

NOTES:

^h Green building development bonus incentives are available for qualifying development excluding single and two-family dwellings for bonus increases in density, lot coverage, building height and floor area ratio (FAR) in accordance with 35-9.15.

* For T2 & T3 the open space shall be equal to the building coverage on site. This may include individual open space (decks/patios) and/or rooftop plantings or a green roof. The rooftop space shall be landscaped with permanent vegetation.

** Up to five stories are permitted in locations on T1-B as identified in test of subsection 35-13.22D.

Appendix C
Schedule Of Space Regulations – Multifamily/Transit Oriented Development Zone
(Subsection 35-9.4)

Requirements	MF/TOD
Lot area min.	Residential cluster: 40,000 square feet
Density max. (DU/AC) ^h	12 DU/A base up to 17 DU/A per bonuses
Density bonus max. (DU/AC)	See subsection 35-13.8
Lot width min.	225 feet
Front yard min. max.	15 feet/25 feet
Rear yard min.	0
Side yard each min.	10 feet
Side yard total min.	20 feet
Lot coverage max. % ^h	70%
Bldg. coverage max. %	30%
Bldg. height max. ^h	35
Maximum stories ^h	2
Floor area ratio max. ^{h,w}	65%

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NOTES:

^h Green building development bonus incentives are available for qualifying development excluding single and two-family dwellings for bonus increases in density, lot coverage, building height and floor area ratio (FAR) in accordance with 35-9.15.

^w Within buildings in the MF/TOD Zone, floor area encompassing elevator towers, including exterior walls thereof, and all corridors that connect an elevator and a dwelling unit, shall not be included in the calculation of floor area ratio (FAR) provided that the elevator tower and corridor are located in an interior courtyard area.

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Appendix C
Schedule Of Space Regulations – Overlay Zones
(Subsection 35-9.4)

Requirements	OL-1	OL-2	OL-3	OL-4	OL-5	OL-6	OL-7
Lot area min. (ac)	4.5	0.5	NA	NA	1	0.5	0.75
Density max. (du/ac) ^h	20	12	12	12	12	12	13.25
Lot width min. (feet)	100	75	100	NA	150	75	NA
Front yard min. (feet)	15	10	15	NA	25	10	12
Rear yard min. (feet)	10	10	20	NA	25	10	12
Side yards min. (feet)	10/20	10	10	NA	25	10	12 ^x
Lot coverage max. (%) ^h	60%	90%	90%	NA	90%	90%	60%
Bldg. coverage max. (%)	40%	30%	30%	NA	30%	30%	30%
Bldg height max. (feet) ^h	45	42	42	42	42	42	35
Max. bldg ht (Stories) ^h	4	3	3	3	3	3	2
Min. buffer to adj. DU (feet)	NA	15	15	NA	NA	10	10

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NA: Not Applicable

NOTES:

^h Green building development bonus incentives are available for qualifying development excluding single and two-family dwellings for bonus increases in density, lot coverage, building height and floor area ratio (FAR) in accordance with 35-9.15.

^x The setback along the former railroad right-of-way shall be permitted to be a minimum of seven feet.