

**BOROUGH OF NETCONG
SCHEDULE I
AREA AND BULK REQUIREMENTS**

[Amended 12-10-98 by Ord. No. 98-17; 7-8-99 by Ord. No. 99-16; 11-13-2003 by Ord. No. 2003-11]

District	Primary Intended Use	Minimum Lot Area (Square Feet)	Minimum Lot Width (Feet)	Minimum Lot Depth (Feet)	Minimum Floor Area (Square Feet)	Maximum Building Height (Stories/Feet)	Minimum Front Yard (Feet)	Side Yard		Minimum Rear Yard (Feet)	Maximum Impervious Coverage %
								One	Both		
R-1	Single-Family	6,000	60	100	1,000	2½ / 35	30	10	20	25	40
R-1A	Single-Family	6,500	65	100	1,000	2½ / 35	30	10	20	25	40
r-2	Single-Family Residential	5,000	50	100	800	2½ / 35	25	7	17	25	40
R-3	Single-Family Residential	8,000	70	100	1,200	2½ / 35	35	15	30	30	40
R-3A	Single-Family Residential	15,000	100	100		2½ / 35	50	20	40	40	30
R-4	Garden Apartments	10 acres	300	400	750	2½ / 35	100	100	200	100	35
B	Commercial Business	6,000	60	100	1,000	2/30	25	5	15	25	40
B-C	Senior and executive housing units ¹	3 acres	100	200	--	3/50	100	25	50	75	60
	Other permitted Uses	6,000	60	100	1,000	2/30 ²	25	5	15	25	60
I-1	General Industrial	40,000	200	150	1,500	2/30	75	30	75	75	60
I-2	Limited Industrial	30,000	150	200	1,500	2/30	60	20	50	60	60
I-3	Limited Industrial and commercial	30,000	150	200	1,500	2/30	60	20	50	60	60
LOR	Professional Executive or administrative Offices; research laboratories and offices	20 acres	250	--	--	30; 40 with parking garage	100	75	150	100	30

NOTES:

- 1 Senior and Executive Housing Developments shall have a maximum density of 12 units per acre and provide minimum on-site open space of 30% of the lot area; maximum building coverage shall not exceed 25% of the lot area.
- 2 The maximum building height for banks, financial, professional, business and real estate offices shall not exceed three stories or 40 feet, whichever is less.
- 3 For single family residential lots the following structures shall not be deemed to constitute impervious coverage: decks which allow water to flow between the decking to the ground beneath; areas utilizing gravel or decorative stone in conjunction with landscaping, children's play structures and pools. For single family residential lots 75% of the area of bricks, concrete pavers and or bluestone laid in sand shall be considered impervious. This definition shall not apply to stormwater management calculations. Driveways or parking areas constructed of gravel or dense graded aggregate shall be considered impervious coverage.