



October 1999

ZONING MAP



LEGEND

LAND USE

SCHEDULE OF REQUIREMENTS

ZONE	PRIMARY USE	BUILDING HEIGHT	FRONT YARD	SIDE YARD	REAR YARD	LOT WIDTH	LOT DEPTH	No. STORIES	LOT COVERAGE	BUILDING COVERAGE	FAR	LOT AREA (Sq.Ft.)
S-120	SINGLE-FAMILY RESIDENTIAL	35'	50'	20'	50'	120'	160'	2-1/2	25%	15%	N/A	22,000
S-75	SINGLE-FAMILY RESIDENTIAL	35'	30'	10'	30'	75'	110'	2-1/2	30%	25%	N/A	10,000
S-60	SINGLE-FAMILY RESIDENTIAL	35'	30'	8'	30'	60'	100'	2-1/2	40%	25%	N/A	7,500
M-R	MULTI-FAMILY RESIDENTIAL	35'	50' ⁽³⁾	30'	25' ⁽⁴⁾	200'	200'	2-1/2	50%	25%	N/A	100,000
PD-RCA	MULTI-FAMILY WITH R.C.A.	40'	35'	35'	35'			3				
AH-7RCA	AFFORDABLE HOUSING	35'	SEE SECTION	SEE SECTION	35-15.3Ad			2-1/2				
AH-17	AFFORDABLE HOUSING	40' ⁽⁵⁾	35'	35'	35'			3 ⁽⁶⁾	60%	30%		
AH-24.2	AFFORDABLE HOUSING	40'	30'	30'	50'			3	65%	30%		
AH-18	AFFORDABLE HOUSING	40'	30'	30'	30'			3	50%	25%		
AH-SC	AFFORDABLE HOUSING	40'	30'	30'	30'			3	50%	25%		
O	OFFICE	40'	12'	10'	50'	100'	150'	4	75%	40%	0.75	20,000
N-C	NEIGHBORHOOD COMMERCIAL	35'	15'	12' ⁽²⁾	20'	65'	120'	2-1/2	80%	40%	0.50	10,000
G-C	GENERAL COMMERCIAL	40'	0' ⁽¹⁾	0'	30'	60'	100'	4	90%	60%	1.0	7,500
H-C	HIGHWAY COMMERCIAL	40'	35'	25'	50'	100'	200'	4	70%	40%	0.60	40,000
I-20	GENERAL INDUSTRIAL	40'	25'	15'	50'	100'	150'	2	80%	50%	0.80	20,000
I-40	GENERAL INDUSTRIAL	40'	35'	25'	50'	100'	200'	2	80%	50%	0.80	40,000
PUD	PLANNED UNIT DEVELOPMENT	35'	SEE SECTION	SEE SECTION	35-15.3			2-1/2	75%		0.30	
OS-GU	OPEN SPACE GOVERNMENT USE	SEE SECTION	SEE SECTION	SEE SECTION	35-15.6							

(1) MAXIMUM FRONT YARD SETBACK SHALL EQUAL AVERAGE OF ALL EXISTING BUILDINGS IN GC ZONE WITHIN 200 FEET OF SITE.
 (2) MAY BE ON SIDE LOT LINE ON ONE SIDE ONLY.
 (3) 30 FEET FROM INTERIOR STREETS
 (4) 75 FEET FROM S-120, S-75 AND S-60 DISTRICTS
 (5) A BUILDING LOCATED WITHIN 100' OF A SINGLE-FAMILY RESIDENTIAL DISTRICT SHALL NOT EXCEED 2-1/2 STORES OR 35'
 (6) FOR TOWNHOUSE DEVELOPMENT SEE SECTION 35-15.3-1
 (7) OR SINGLE FAMILY PER S-75
 (8) PD-RCA FOR USE IN PUD ZONE ONLY

Sharon Clarke 12/15/03
 Mayor Date

Kathleen D. Winiarski 12/15/03
 Township Clerk Date

REVISED NOVEMBER 2003
 REVISED JULY 2001
 REVISED JANUARY 2001
 REVISED DECEMBER 1999