

ZONING

245 Attachment I

Borough of Mountain Lakes Schedule I

Bulk Requirements

[Amended by Ord. No. 9-82; Ord. No. I-92; Ord. No. 27-97]

Zone	Minimum Lot Size ^{9,10}			Minimum Setback (feet) ¹⁴			Maximum Height (stories/feet) ¹⁷	Accessory Structures Maximum Height (feet)	Maximum Coverage (percent)		
	Area (square feet)	Frontage (feet)	Depth (feet)	Front ^{11,12}	Side ¹¹	Rear ¹¹			Buildings	FAR	Improved
R-AA	22,500	150	150	40	25	25	2 1/2	35	20	13	20
R-A	15,000	100	150	40	25	25	2 1/2	35	20	17	25
R-1	10,000	100	100	30	10 ¹⁵	15	2 1/2	35	20	20	25
R-2	8,000	75	100	30	10 ¹⁶	15	2 1/2	35	20	20	25
RC-1											
Conventional Clustering	22,500	150 ⁷	150	40	25 ⁷	25	2 1/2	35	20	15	20
RC-2	15,000	100 ⁷	150	40	20 ⁷	25	2 1/2	35	20	—	—
Conventional Clustering	15,000	100 ⁷	100	40	25 ⁷	25	2 1/2	35	20	20	25
RC-3											
Conventional Clustering ¹³	15,000	100 ⁷	150	40	25 ⁷	25	2 1/2	35	20	—	—
A	4 dw/a	100 ⁷	100	30	20 ⁷	15	2 1/2	35	20	20	25
B	6,500	—	—	20	20 ¹	20	2	35 ²	20	40	70
OL-1	20,000	100	200	50 ³	20	20	2	35	20	30	80
OL-2	one lot ⁴	—	—	100 ⁵	150 ⁶	150 ⁶	2	35	20	30	65
	5 acres	400	400	80 ⁵	100 ⁶	100 ⁶	2	35	20	30	60

NOTES:

- From residential boundary; no side setback required from nonresidential boundary.
- Above highest street if property faces two streets.
- Landscape area of not less than 10 feet depth along right-of-way, except for driveways.
- This zone is fully developed.
- Landscape area of not less than 20 feet along right-of-way, except for driveways.
- There shall be a one-hundred-foot landscaped buffer abutting residential areas or zones. Side and rear setbacks may be reduced to 50 feet along nonresidential boundaries.
- See § 245-16G for zero lot options.
- Lot frontage for lots at a cul-de-sac turnaround shall not be less than 50 feet, provided that the distance along the setback line shall meet the setback requirements.
- The minimum lot size may be affected by regulations in § 245-20C, D and E.
- In a residential zone, the shortest distance between the side lines shall not be less than 90% of the required frontage, except as in Note 8 above.
- See § 245-20A and B.
- A corner lot shall have front yard setback on all streets.
- RC-3 clustering townhouses, see § 245-16H.
- In R-1 and R-2 Zones, setback for any buildings shall not be less than stated setbacks or equal to the height of the accessory building, whichever is greater.
- Minimum combined setback for both side yards is 30 feet.
- Minimum combined setback for both side yards is 25 feet.
- In all residential zones, the building shall not exceed 2 1/2 stories and 35 feet in height facing any street, nor three stories facing any other direction. A basement in which, in any elevation, the exposed distance from finished grade to the floor above exceeds six feet for 50% or more of the length of the elevation shall be considered a story only for the purposes of determining the number of stories in that elevation. The maximum average height of the nonstreet frontage building elevation shall be 38 feet. The nonstreet frontage average building height shall be measured as the vertical distance from the average finished grade along all nonstreet fronting building elevations, to the highest point of the roof, excluding chimneys. The average elevation shall be determined by taking measures at approximately ten-foot intervals, six feet from the building wall, and averaging them. The maximum change in average grade elevation from the original surface to the finished grade elevation along any wall of the building shall be three feet. Where the height of any building wall exceeds 35 feet, there shall be some type of architectural treatment of the building to minimize the visual impact of a high straight wall.