

Chapter 540. Planning and Development Regulations

Article IX. Zoning District Regulations

§ 540-918. Standards and regulations affecting R-O Zone.

[Amended 6-16-2003 by Ord. No. 2003-2723; 12-6-2004 by Ord. No. 2004-2793]

A. Minimum standards.

(1) Lot area.

- (a) Interior lots (gross): 10,000 square feet.
- (b) Corner lots (gross): 12,500 square feet.
- (c) Buildable lot area: 7,500 square feet.

(2) Building setbacks.

[Amended 9-18-2000 by Ord. No. 2000-2589; 12-15-2003 by Ord. No. 2003-2744; 12-6-2004 by Ord. No. 2004-2797; 8-21-2006 by Ord. No. 2006-2885]

	Principal (feet)	Accessory (feet)
Front	25*	25*
Side	15	15
Street side	17.5	17.5
Rear	35	10
Street rear	35	35

NOTES:

* Or the average of the existing front setbacks for the two adjoining lots.

(3) Lot frontage.

- (a) Interior lots: 100 feet.
- (b) Corner lots: 120 feet.

(4) Gross floor area: 1,200 square feet.

(5) First floor area: 900 square feet.

B. Maximum regulations.

[Amended 9-18-2000 by Ord. No. 2000-2589]

(1) Dwelling unit density: one dwelling unit per lot.

(2) Lot coverage.

- (a) Buildings: 30%.
- (b) Total: 50%.

- (3) Floor area ratio: 40%**.
- (4) Building height: 2 1/2 stories; 35 feet.

NOTES:

** Floor area ratio can be increased by 2% if the front setback provided is at least two times the minimum required.

C. Other regulations.

[Amended 12-15-2003 by Ord. No. 2003-2744; 12-6-2004 by Ord. No. 2004-2797]

- (1) In the R-O Zone, it shall be permitted to use a single structure as a single-family dwelling and a business or professional office, as provided by the Schedule of Permitted Uses, subject to obtaining site plan approval. All buildings developed in the R-O Zone shall establish or maintain a residential character and appearance consistent with the general character of the neighborhood in which it is located. A dwelling unit established subsequent to the date of the adoption of this chapter and located within a structure that will also contain a nonresidential use shall not be less than 750 square feet, and shall in no case constitute less than 30% of the gross floor area of the structure.
[Amended 7-18-2005 by Ord. No. 2005-2825; 8-21-2006 by Ord. No. 2006-2885]
- (2) The occupant of the dwelling unit need not be associated with the business and may be a tenant.
[Amended 8-21-2006 by Ord. No. 2006-2885]
- (3) Structures in existence at the time of the adoption of this chapter that do not have a residential appearance shall be permitted to continue. Any proposed expansion or alteration of such a building requiring site plan approval shall include changes to the building's exterior that will establish a residential appearance.
[Amended 8-21-2006 by Ord. No. 2006-2885]
- (4) A minimum fifteen-foot-wide landscaped buffer shall be required where the property adjoins a single-family residential zone. A ten-foot buffer shall be permitted where a solid, minimum six-foot fence is provided.
[Amended 8-21-2006 by Ord. No. 2006-2885]
- (5) No existing single-family dwelling in the R-O Zone at the time of the adoption of this chapter shall be converted into an exclusively nonresidential use, except as provided in § **540-823**.
[Amended 8-21-2006 by Ord. No. 2006-2885]
- (6) Permitted building coverage may be increased by 20% where two or more adjoining lots establish shared parking and access arrangements. Each lot participating in the arrangement shall be permitted the increased building coverage.
- (7) For the purpose of interpreting N.J.S.A. 40:55D-66.6 of the Municipal Land Use Law dealing with child-care centers, the R-O Zone shall hereby be considered a nonresidential district.
- (8) Temporary construction trailers shall be permitted where active construction work is proposed. Such trailers shall not be placed on site until building permits have been issued and in no case more than seven days prior to the commencement of work. Trailers shall not remain on site more than seven days after completion of all work. Temporary construction trailers shall not be placed within the right-of-way of any improved public road.
- (9) No building-mounted signs shall be permitted.
[Amended 8-21-2006 by Ord. No. 2006-2885]
- (10) Internally illuminated signs are prohibited.
[Amended 8-21-2006 by Ord. No. 2006-2885]
- (11) Signs shall not exceed 16 square feet in area or six feet in height and shall have a minimum front setback of eight feet. No more than one sign is permitted.
[Amended 8-21-2006 by Ord. No. 2006-2885]