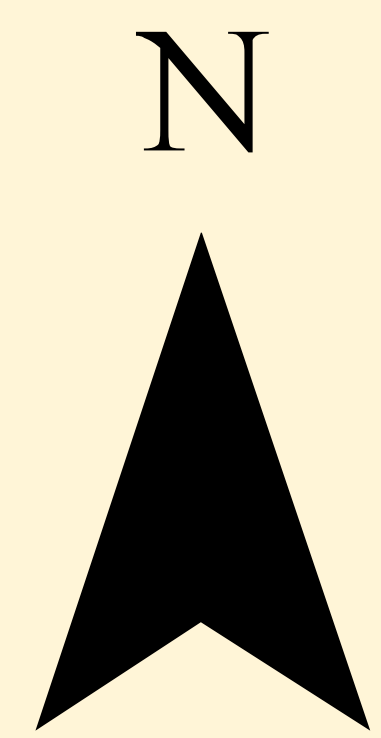


Town of Boonton

ZONE MAP

Boonton Township

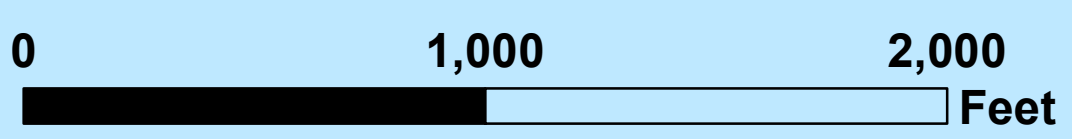
Montville Township



Mountain Lakes Borough

Parsippany-Troy Hills Township

- Montclair-Boonton Line
- Water Bodies
- Redevelopment Areas
- Ironworks Historic District
- Main Street Historic District
- Rockaway Street Historic District
- B-1 - Retail Business
- B-2 - Retail Business
- B-3 - Shopping Center
- B-4 - Office Building
- B-5 - Regional Shopping Center
- C-1 - Business and Industry (40,000 SQ.FT.)
- C-2 - Business and Industry (20,000 SQ.FT.)
- I-1 - Industry (100,000 SQ.FT.)
- I-2 - Industry (40,000 SQ.FT.)
- R-1A - Single Family Residential (12,500 SQ.FT.)
- R-1B - Single Family Residential (12,500 SQ.FT.)
- R-1C - Single Family Residential (9,350 SQ.FT.)
- R-1D - Single Family Residential (85,000 SQ.FT.)
- R-1E - Single Family Residential District
- R-2A - Single Family Residential (6,250 SQ.FT.)
- R-2B - Single Family Residential (6,250 SQ.FT.)
- R-3A - Single/Two Family Residential (6,250 SQ.FT.)
- R-3B - Single/Two Family Residential (6,250 SQ.FT.)
- RH - Residential High Density District



Data Source: MCGIS, NJGIN - 2017
 Prepared by: H2M Associates, Inc. - April 2017
 Reviewed by: Jeffrey Janota, PP, AICP, Town Planner

ZONING AND LAND USE
BOONTON CODE
300 Attachment 1

Zoning
Schedule of Requirements
Town of Boonton, New Jersey

[Amended 2-21-2006 by Ord. No. 3-2006; 5-1-2006 by Ord. No. 9-2006 by Ord. No. 10-2006;
12-4-2006 by Ord. No. 27-2006; 11-17-2007 by Ord. No. 17-2007; 12-7-2009 by Ord. No. 28-2009]

Zone	Primary Principal Uses	Minimum Lot Area (square feet)	Maximum Depth of Measurement (feet) For Minimum Lot Area	Minimum Lot (feet)		Minimum Yards (feet)			Minimum Corner Lot Setback From Side Street (feet)	Maximum Stories	Height (feet) ³	Minimum Floor (square feet)
				Street Right-of-Way	Building Line	Front	Rear	Side				
R-1A	One-family dwellings	12,500	125	60	100	35	35	15	17 1/2	2 1/2	36	1,200
R-1B	One-family dwellings	12,500	125	60	100	35	35	15	17 1/2	2 1/2	36	1,200
	Townhouses (See § 300-102C)	120,000	--	--	--	36	36	36	36	2 1/2	36	See text
R-1C	One-family dwellings	9,350	110	40	70	251	35	102	251	2 1/2	36	
R-1D	One-family dwellings	85,000	400	175						2 1/2	36	
R-1E	One-family dwellings	8,000	135	40						2 1/2	36	
R-2A	One-family dwellings	6,250	125	30	50	25	35	6	12 1/2	2 1/2	36	900
R-2B	One-family dwellings	6,250	125	30	50	25	35	6	12 1/2	2 1/2	36	900
	Townhouses (See § 300-102C)	120,000	--	--	--	3	36	36	36	2 1/2	36	See text
R-3A	One-family dwellings	6,250	125	30	50	2	35	6	12 1/2	2 1/2	36	900
	Two-family dwellings	6,250	125	30	50	25	35	6	12 1/2	2 1/2	36	600/family
R-3B	One-family dwellings	6,250	125	30	50	25	35	6	12 1/2	2 1/2	36	900
	Two-family dwellings	6,250	125	30	50	25	35	6	12 1/2	2 1/2	36	600/family
	Multifamily dwellings (See § 300-104B)	40,000	250	--	--	25	35	15	25	2 1/2	36	See text
RH	Residential High Density	See §§ 300-4 and 300-111.1										
B-1	Retail Business	--	--	--	--	--	0 or 10	0 or 10	--	--	50	--
B-2	Retail Business	6,250	--	--	--	--	--	--	10	--	36	--
B-3	Shopping centers (See § 300-107)	--	--	--	--	50	50	50	50	--	36	20,000
B-4	Office buildings	12,500	125	75	100	25	35	10	12 1/2	2 1/2	36	--
	One-family dwellings	6,250	125	30	50	25	35	6	12 1/2	2 1/2	36	900
	Multifamily dwellings (See § 300-104B)	40,000	250	--	--	25	35	15	25	2 1/2	36	See text
	Senior citizen housing (See § 300-104B)	40,000	250	--	--	35	35	35	35	2 1/2	36	--
B-5	Regional Shopping Center (See § 300-109)	20 acres	--	--	--	50	50	50	50	--	40	--
C-1	Business and industry	40,000	265	150	150	25	25	15	25	--	36	--
C-2	Business and industry	20,000	200	100	100	10	25	10	25	--	36	--
I-1	Industry	100,000	400	200	250	72	40	40	40	--	45	--
I-2	Industry	40,000	265	150	150	25	50	20	20	--	100	--

NOTES:

¹ Thirty-five feet on primary town roads as shown on the Master Plan

² Side yards combined shall not be less than 25 feet.

³ No building façade in the "R" zone districts shall be higher than 40 feet (grade to peak).