

Schedule of Area Yard and Bulk Requirements at the time of this Master Plan

To review whether a lot meets the minimum standards, it is imperative to know what municipal standards have been imposed. The table below represents the zoning table utilized at the time of this master plan.

Table 10 – 1 : Municipal Zoning Table

**Cedar Grove Township Zoning Ordinance
Schedule of Requirements
[Amended 5-15-2006 by Ord. No. 06-647]**

Zone District	Minimum Lot Size			Maximum Lot Coverage (percent)		Maximum Floor/Lot Ratio	Maximum Building Height		Principal Building Minimum Yard Setbacks (feet)				Accessory Building Minimum Setbacks (feet)	
	Area (square feet)	Lot Width (feet)	Frontage (feet)	Principal Building	Total Lot Coverage		Stories Above Grade	Height (feet)	Front Yard	Side Yard	Combined Side Yards	Rear Yard	Side Lot Line	Rear Lot Line
R-5A	5 acres	250	125	4	7	N/A	2½	35	75	50	125	100	25	25
R-40	40,000	175	85	10	18	N/A	2½	35	50	30	75	50	20	20
R-30	30,000	150	75	12	20	N/A	2½	35	45	25	60	45	15	15
R-18	18,000	125	60	16	26	N/A	2½	35	45	17	40	45	10	9
R-15	15,000	100	50	16	26	N/A	2½	35	40	15	35	40	10	8
R-10	10,000	80	50	20	32	N/A	2½	35	35	12	25	35	8	6
R-8	8,000	65	50	20	32	N/A	2½	35	35	8	20	35	6	4
MF	3 acres	200	200	20	40	N/A	2½	35	75	50	100	50	25	25
SL/C	3 acres	200	200	20	40	0.30	2½	35	75	50	100	50	25	25
SL/C-PRC	10 acres	250	250	25	50	N/A	2½	35 ¹	50	50	100	50	25	25
O	1 acre	175	175	20	60	0.30	2½	35	40	35	70	50	15	15
B	N	N	N	20	75	0.40	2½	35	8 ²	5 ³	10	10	6	4
RC	N	N	N	20	60	0.30	2½	35	25	8 ⁴	18	10 ⁴	6	4
M-1	30,000	150	150	40	60	0.60	2½	35	20	10	20	20	10	10
M-2	70,000	200	200	40	60	0.60	2½	35	35	25	50	35	20	20
GF	N	N	N	N	N	N	N	N	N	N	N	N	N	N

Notes:

N = No restriction. N/A = Not applicable.

- Corner lots are required to have minimum lot areas and lot widths equal to 110% of the values set forth in the Schedule of Requirements table and in addition, are required to have a side yard on the street side in conformity with the front yard requirements of the zone in which they are located.
- Minimum front yard setback requirements for all one-family residential zoning districts are subject to special provisions applicable to infill development and redevelopment.
- "Floor/lot ratio" differs from "floor area ratio" (see definitions and sample calculations attached herewith). No floor area ratio (FAR) standards apply in any zoning district. Any floor/lot ratio standard shall be considered as a bulk standard, only.

Footnotes:

- (1) If parking is provided underneath a principal building, its maximum height allowance shall be 44 feet (with height being measured from the average elevation of the *pre-construction* grade) and no limitation shall apply to the number of stories.
- (2) This standard is both a minimum and a maximum allowable setback requirement. (See exception for existing principal buildings, § 268-28D(1)(a)).
- (3) When adjacent to any residential zone, the minimum side yard setback shall be 10 feet except that where any side yard is used to provide access to off-street parking, such side yard shall not be less than 12 feet.
- (4) Twenty-five feet where adjacent to a residential zone.