

LAND USE AND DEVELOPMENT

230 Attachment 4

Township of Montville

Schedule D
Schedule of Area and Bulk Requirements
[Amended 12-9-2014 by Ord. No. 2014-33]

Zone	Primary Permitted Uses	Minimum Lot Area (square feet)	Minimum Lot Width		Minimum Depth of Corner Lot ¹ (feet)	Minimum Yards			Minimum Side Yards Combined ² (percent)	Maximum Building Height ^{3,4}		Maximum Coverage		Maximum Floor Area Ratio (percent)	Minimum Distance Between Buildings ⁵ (feet)
			At Street Line (feet)	At Required Setback Line (feet)		Front ¹⁹ (feet)	Rear (feet)	Each Side (feet)		(feet)	(stories)	Building (percent)	Impervious ¹⁸ (percent)		
R-120	One-family dwellings:														
	Conventional	120,000	144	216	240	60	85	40	40	35	2 1/2	10	20	—	—
	Cluster	43,750	105	158	190	50	75	25	35	35	2 1/2	12	24	—	—
R-80	One-family dwellings:														
	Conventional	80,000	120	180	220	50	75	30	35	35	2 1/2	10	20	—	—
	Cluster	27,000	81	122	148	50	50	20	35	35	2 1/2	14	28	—	—
R-43	One-family dwellings:														
	Conventional	43,750	105	158	190	50	75	25	35	35	2 1/2	12	24	—	—
	Cluster	27,000	81	122	148	50	50	20	35	35	2 1/2	14	28	—	—
R-27A	One-family dwellings:														
	Conventional	27,000	81	122	148	50	50	20	35	35	2 1/2	14	28	—	—
	Cluster	21,850	69	104	125	50	50	15	35	35	2 1/2	15	29	—	—
	Prime Aquifer (CWR District):														
	Conventional	80,000	120	180	220	50	75	30	35	35	2 1/2	10	20	—	—
	Cluster	27,000	81	122	148	50	50	20	35	35	2 1/2	14	28	—	—
	Restricted Area (CWR District):														
	Conventional	43,750	105	158	190	50	75	25	35	35	2 1/2	12	24	—	—
	Cluster	27,000	81	122	148	50	50	20	35	35	2 1/2	14	28	—	—
R-27B	One-family dwellings	See R-27A District													
	Townhouses	See § 230-144													
R-27C	One-family dwellings	See R-27A District													
	Adult community housing	See § 230-145													
R-27D	One-family dwellings	See R-27A District													
	Child- and elder-care centers ⁶	40,000	150	150	150	50	50	25	—	30	2 1/2	20	55	—	—
	Office buildings	Conditional use; see § 230-167													
R-27E	One-family dwellings	See R-27A District													
	Retail, office	Conditional use; see § 230-168													
R-20A	One-family dwellings:														
	Conventional	20,000	60	90	110	45	50	15	35	35	2 1/2	16	30	—	—
	Prime Aquifer (CWR District):														
	Conventional	43,750	105	158	190	50	75	25	35	35	2 1/2	12	24	—	—
	Restricted Area (CWR District):														
Conventional	27,000	81	122	148	50	50	20	35	35	2 1/2	14	28	—	—	

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Zone	Primary Permitted Uses	Minimum Lot Area (square feet)	Minimum Lot Width		Minimum Depth of Corner Lot ¹	Minimum Yards			Minimum Side Yards Combined ²	Maximum Building Height ^{3,4}		Maximum Coverage		Maximum Floor Area Ratio (percent)	Minimum Distance Between Buildings ⁵
			At Street Line (feet)	At Required Setback Line (feet)		Front ¹⁹ (feet)	Rear (feet)	Each Side (feet)		(feet)	(stories)	Building (percent)	Impervious ¹⁸ (percent)		
R-20B	One-family dwellings														
	Townhouses														
R-20C	One-family dwellings														
	Office buildings														
R-15	One-family dwellings	15,000	60	90	110	35	40	12	35	30	2 1/2	18	35	—	—
AH-1	Multifamily dwellings														
AH-2	Multifamily dwellings														
AH-4	Multifamily dwellings														
PURD	One-family dwellings, townhouses														
TC1	Mixed-uses														
TC2	Mixed-uses														
B-1	Local business	20,000	100	100	125	25	30 ⁷	10 ⁸	—	30	—	30	75	25	—
	Apartments														
B-2	Local business	43,750	175	175	200	40	50 ⁷	20	—	30	—	20	55	25	—
B-3	Highway business	43,750	175	175	200	40	50 ¹⁰	20	—	30	—	30	75	—	—
B-4	Highway business	217,800	360	360	360	75	50 ¹⁰	25	—	30	—	20	55	25	—
B-5	Garden centers														
	Self-storage facilities														
B-6	Age-restricted housing, self-storage facilities, hotel retail and residential mix														
OB-1	Office buildings	60,000	200	200	200	50	50 ¹¹	20 ¹²	—	30	—	20	55	25	—
OB-1A	Office buildings														
	Adult community housing														
OB-2A	Office buildings	87,000	200	200	200	50	50 ¹¹	25 ¹¹	—	30	—	20	55	25	—
OB-3	Office buildings	217,800	360	360	360	150	50 ¹¹	50 ¹¹	—	30	—	30	30	15	—
OB-4	Office buildings	87,000	200	200	200	50	50 ¹¹	25 ¹¹	—	30	—	25	65	30	—
OB-5	Office buildings	217,800	360	360	360	150	50 ¹¹	50 ¹¹	—	30 ⁹	—	—	40	20	—
	Self-storage facilities														
I-1A	Industry	217,800 ¹⁵	360	360	360	75 ¹¹	75 ¹¹	50 ¹¹	—	30 ¹⁶	—	20 ¹⁷	55 ¹⁷	25	—
I-1B	Industry	217,800	360	360	360	75 ¹¹	75 ¹¹	50 ¹¹	—	30 ¹⁶	—	20 ¹⁷	55 ¹⁷	25	—
	Self-storage facilities														
I-2	Industry	87,000	200	200	200	50	50 ¹¹	25 ¹¹	—	30 ¹⁶	—	20 ¹⁷	55 ¹⁷	25	—
I-2A	Industry	87,000	200	200	200	50	50 ¹¹	25 ¹¹	—	30 ¹⁶	—	20 ¹⁷	55 ¹⁷	25	—
	Retail														
LR	Country club														

LAND USE AND DEVELOPMENT

Footnotes to Schedule D:

- ¹ Lot depth shall be calculated in accordance with § 230-54.
- ² Percent of lot width at the setback line.
- ³ See § 230-131, Exceptions to height requirements.
- ⁴ Provided that in no event shall the maximum height for detached dwellings, as measured to the highest point of the ridgeline for a sloped roof, exceed 45 feet, measured from any point around the building.
- ⁵ See § 230-127 for all zone districts.
- ⁶ See § 230-150 for additional requirements.
- ⁷ Must be free of structures, except fencing and screening, if it adjoins a residential district.
- ⁸ No side yard required if building abuts a building on an adjoining lot in the B-1 District.
- ⁹ (Reserved)
- ¹⁰ Must be free of structures, except fencing and screening.
- ¹¹ One hundred feet when yard adjoins a residential district.
- ¹² Forty feet when yard adjoins a residential district.
- ¹³ (Reserved)
- ¹⁴ (Reserved)
- ¹⁵ Notwithstanding the requirements for this zone district, the minimum lot size of lots hereafter created in the CWR Critical Water Resources District may be that required in the 1-2 Industrial District, provided that the lots so created have an aggregate area not exceeding 20% of the total area of the tract being subdivided, and further provided that the balance of the tract not included in said lots or in streets shall be reserved as permanent open space either by dedication to public use or by private covenant or deed restriction. When lots are so created, the requirements of the 1-2 Industrial District for minimum width of corner lot and minimum yards shall also apply. All other requirements applicable to the I-1A Industrial District shall be met.
- ¹⁶ Notwithstanding the provisions of § 230-131, vents, air-conditioning units, elevator lift housing and the like, and customary and normal roof appurtenances may extend up to 12 feet above the roof surface, provided that they occupy not more than 10% of the area of said roof surface.
- ¹⁷ The coverage limitations specified shall apply to the area of the lot excluding areas subject to certain physical and environmental constraint exceeding 25% of the lot area according to the schedule below.

Constraint	Area Constraint By Which Lot Area Is Subject to Reduction*
Bodies of water	100%
Floodways ^a	100%
Flood fringe (100-year) ^b	75%
Freshwater wetlands, including transition areas ^b	100%
Slopes 15% to 20% ^c	40%
Slopes 20% to 25% ^c	60%
Slopes 25% to 30% ^c	80%
Slopes 30% and greater ^c	100%
Major utility transmission line easements and rights-of-way ^d	50%

- * If more than one constraint applies to a given area, the constraint with the greatest reduction shall apply. The lot area shall be reduced only by the total area of constraint that exceeds 25% of the lot area.
- ^a As determined by the Department of Environmental Protection or other governmental agency with jurisdiction of floodways.
- ^b As determined by a survey by a qualified expert confirmed by the Department of Environmental Protection.
- ^c Calculated within two-foot contour intervals from aerial topography confirmed by survey of a New Jersey licensed land surveyor.
- ^d Includes water, power and fuel and pipelines and sanitary sewer interceptor lines. Does not include easements and rights-of-way serving the property.

**Example
Fifty-Acre Site**

	Area (acres)	Reduction Factor	Area of Constraint (acres)
Bodies of water	0	100%	0
Floodways	5	100%	5
Flood fringe	0	75%	0
Freshwater wetlands	5	100%	5
Slopes 15% to 20%	5	40%	2
Slopes 20% to 25%	5	60%	3
Slopes 25% to 30%	5	80%	4
Slopes 30% and greater	2	100%	2
Major utility line easement	3	50%	1.5
Total area of constraint			22.5

Area of constraint (22.5 acres) – 25% of site (12.5 acres) = area by which site is to be reduced (10 acres).

Site area (50 acres) – area by which site is to be reduced (10 acres) = area by which maximum coverage determined (40 acres).

- ¹⁸ Maximum impervious coverage in portions located in the CWR Critical Water Resources District shall be 40% in the Prime Aquifer/aquifer proper area and 50% in the Restricted Area/aquifer recharge basin, unless a lesser percentage is specified in this schedule, in which case the lesser percentage shall apply.
- ¹⁹ See § 230-130A for additional requirements.