

ZONING AND LAND USE

243 Attachment 2

**Township of Lopatcong
Schedule of Area, Lot and Bulk Regulations
(Part 1)**

[Amended 5-5-1993 by Ord. No. 1993-10; 11-3-1993 by Ord. No. 1993-18; 8-5-1998 by Ord. No. 1998-21;
8-2-2000 by Ord. No. 2000-15; 11-1-2000 by Ord. No. 2000-28; 11-1-2000 by Ord. No. 2000-31;
12-27-2001 by Ord. No. 2001-35; 3-6-2002 by Ord. No. 2002-6; 12-1-2004 by Ord. No. 2004-18; 3-1-2006 by Ord. No. 2006-4; 11-1-2006 by Ord.
No. 2006-30; 3-7-2012 by Ord. No. 2012-04; 3-7-2012 by Ord. No. 2012-06]

District/Use	Minimum Lot Area	Minimum Lot Width ¹ (feet)	Maximum Coverage		Yards				Accessory Structures		Height	
			Building (percent)	Lot ³ (percent)	Front (feet)	One Side (feet)	Both Sides (feet)	Rear (feet)	Side (feet)	Rear (feet)	Height	
											Feet	Stories
R-75 Residential												
Single-family	9,000 square feet	75	25	50	25	12	28	30	5	5	35	2½
Public buildings or facilities, schools, religious buildings and semipublic/nonprofit uses	1 acre	150	20	65	25	30	60	40	10	10	35	2½
R-100 Residential												
Single-family	15,000 square feet	100	20	40	35	15	35	40	5	5	35	2½
Cluster residential development	9,000 square feet	75	25	50	30	12	28	30	5	5	35	2½
Public buildings or facilities, schools, religious buildings, semipublic/nonprofit uses	5 acres	300	--	--	75	40	80	80	30	30	25	2½
R-120 Residential												
Single-family	20,000 square feet	120	12	30	45	15	35	50	5	5	35	2½
Small-lot single-family dwelling unit: 4 dwelling units per acre (100 acres)	7,500 square feet	75	25	50	25	12	28	30	5	5	35	2½
Cluster residential development	15,000 square feet	100	20	40	35	15	35	40	10	10	35	2½
Farm	5 acres	300	10	--	45	40	100	80	40	40	35	2½
Public buildings or facilities, schools, religious buildings, semipublic/nonprofit uses	5 acres	300	--	--	75	40	80	80	30	30	35	2½
R-120A												
Single-family with public sewer	20,000 square feet	100	12	30	45	15	35	50	5	5	40	2½
Single-family without public sewer	2 acres	175	10	20	50	50	100	80	20	20	40	2½
Farm	5 acres	300	10	--	50	40	100	80	40	40	40	2½
Public buildings or facilities, schools, religious building, semipublic/nonprofit uses	5 acres	300	--	--	75	40	80	80	30	30	35	2½
R-150 Residential												
Single-family without public sewer	1½ acres	150	10	20	50	35	75	80	20	20	35	2½
Single family with public sewer	30,000 square feet	150	15	30	45	20	45	60	10	10	35	2½
Farm	5 acres	300	10	--	50	40	100	80	40	40	35	2½
Public buildings or facilities, schools, religious buildings, semipublic/nonprofit uses	5 acres	300	--	60	50	40	80	40	40	40	--	--
AH Residential												
	See § 243-71											
R-2 Residential	2 acres	175	10	20	50	50	100	80	20	20	35	2½
R-3/2 Residential												
Minimum lot size	2 acres	175	10	20	50	50	100	80	20	20	35	2½
Farm	5 acres	300	10	--	50	40	100	80	40	40	35	2½
Public buildings or facilities, schools, religious buildings, semipublic/nonprofit uses	5 acres	300	--	--	75	40	80	80	30	30	35	2½
R-5/2 Residential												
Minimum lot size	2 acres	175	10	20	50	50	100	80	20	20	35	2½
Farm	5 acres	300	--	--	50	40	100	80	40	40	35	2½
R-10/2 Residential	2 acres	175	10	20	50	50	100	80	20	20	35	2½
R-MF Multifamily Residential												
Townhouse and garden apartment development	5 acres	300	--	60	40	40	80	40	40	40	45	3

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			Building (percent)	Lot ³ (percent)	Front (feet)	One Side (feet)	Both Sides (feet)	Rear (feet)	Side (feet)	Rear (feet)		
											Feet	Stories
PO Professional Office												
Professional offices, office buildings, medical centers, nursing homes and research centers	5 acres	300	20	65	75	50	100	80	40	40	35	2½
Professional office park development												
Tract	5 acres	--	20	65	75	50	100	80	40	40	35	2½
Section	1 acre	--	20	65	35	20	50	50	25	25	35	2½
RB Retail Business												
Single-family dwellings	See R-75 above											
Two-family duplexes	See R-75 above											
Retail and service businesses, restaurants, banks and business offices	7,500 square feet	75	25	65	25	12	28	40	5	5	35	2½
Public buildings or facilities, schools, religious buildings, semipublic/nonprofit uses	See R-75 above											
HB Highway Business												
Farm	5 acres	300	10	--	50	40	100	80	40	40	35	2½
Business: retail and service	2 acres	200	20	50	75	50	100	80	40	40	45	3
ROM Research Office and Manufacturing												
Farm	5 acres	300	10	--	50	40	100	80	40	40	35	2½
ROM ²	5 acres	300	--	65	75	50	100	80	40	40	45	3

NOTES:

¹ On curves and culs-de-sac, lot frontage may be reduced to not less than 75% of lot width, provided that lot width requirements are met at the setback line.

² Floor area ratio (FAR) is limited to a maximum of 25% except that the maximum allowable FAR for the ROM Zone located south of the Norfolk Southern R.R shall be 30%. The maximum allowable height for a principal building located in the ROM Zone south of the Norfolk Southern R.R. shall be 60 feet and four stories.

³ Increases of lot coverage may require conformance with the design and performance standards for stormwater management. Applicants for development should review Chapter 199, Stormwater Management, for applicability.