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]

## 8-75 Residential ## 15000 square feet 75 25 50 25 12 28 30 5 5 35 2½ ## 27 Public buildings or facilities, chools, religious buildings and emipublishonoprofit uses ## 1500 Residential ## 15000 square feet 75 25 50 35 15 35 40 5 5 35 2½ ## 27 Public buildings or facilities, chools, religious buildings, and emipublishonoprofit uses ## 1500 Residential ## 27 Public buildings or facilities, chools, religious buildings, and profit uses ## 1500 Residential ## 1500 square feet 75 25 50 30 12 28 30 5 5 35 2½ ## 27 Public buildings or facilities, chools, religious buildings, and profit uses ## 1500 Residential ## 1500 square feet 75 25 50 30 12 28 30 5 5 35 2½ ## 27 Public buildings or facilities, chools, religious buildings, and profit uses ## 1500 Residential ## 1500 square feet 75 25 50 25 12 28 30 5 5 35 2½ ## 27 Public buildings or facilities, chools, religious buildings, and profit uses ## 1500 square feet 75 25 50 25 12 28 30 5 5 35 2½ ## 27 Public buildings or facilities, chools, religious buildings, and profit uses ## 28 Public buildings or facilities, chools, religious buildings, and profit uses ## 28 Public buildings or facilities, chools, religious buildings, and profit uses ## 28 Public buildings or facilities, chools, religious buildings, and profit uses ## 28 Public buildings or facilities, chools, religious buildings, and profit uses ## 28 Public buildings or facilities, chools, religious buildings, and profit uses ## 28 Public buildings or facilities, chools, religious buildings, and profit uses ## 28 Public buildings or facilities, chools, religious buildings, and profit uses ## 28 Public buildings or facilities, chools, religious buildings, and profit uses ## 28 Public buildings or facilities, chools, religious buildings, and profit uses ## 28 Public buildings or facilities, chools, religious buildings, and profit uses ## 28 Public buildings or facilities, chools, reli										Accessory			
Name				Maximum Coverage		Yards							
## 8-75 Residential ## 15000 square feet 75 25 50 25 12 28 30 5 5 35 2½ ## 27 Public buildings or facilities, chools, religious buildings and emipublishonoprofit uses ## 1500 Residential ## 15000 square feet 75 25 50 35 15 35 40 5 5 35 2½ ## 27 Public buildings or facilities, chools, religious buildings, and emipublishonoprofit uses ## 1500 Residential ## 27 Public buildings or facilities, chools, religious buildings, and profit uses ## 1500 Residential ## 1500 square feet 75 25 50 30 12 28 30 5 5 35 2½ ## 27 Public buildings or facilities, chools, religious buildings, and profit uses ## 1500 Residential ## 1500 square feet 75 25 50 30 12 28 30 5 5 35 2½ ## 27 Public buildings or facilities, chools, religious buildings, and profit uses ## 1500 Residential ## 1500 square feet 75 25 50 25 12 28 30 5 5 35 2½ ## 27 Public buildings or facilities, chools, religious buildings, and profit uses ## 1500 square feet 75 25 50 25 12 28 30 5 5 35 2½ ## 27 Public buildings or facilities, chools, religious buildings, and profit uses ## 28 Public buildings or facilities, chools, religious buildings, and profit uses ## 28 Public buildings or facilities, chools, religious buildings, and profit uses ## 28 Public buildings or facilities, chools, religious buildings, and profit uses ## 28 Public buildings or facilities, chools, religious buildings, and profit uses ## 28 Public buildings or facilities, chools, religious buildings, and profit uses ## 28 Public buildings or facilities, chools, religious buildings, and profit uses ## 28 Public buildings or facilities, chools, religious buildings, and profit uses ## 28 Public buildings or facilities, chools, religious buildings, and profit uses ## 28 Public buildings or facilities, chools, religious buildings, and profit uses ## 28 Public buildings or facilities, chools, religious buildings, and profit uses ## 28 Public buildings or facilities, chools, reli		Minimum	Lot	Building	Lot ³	Front			Rear	Side	Rear	Height	
Single-family 9000 square feet 75 25 50 25 12 28 30 5 5 55 2½	District/Use	Lot Area	(feet)	(percent)	(percent)	(feet)	(feet)	(feet)	(feet)	(feet)	(feet)	Feet	Stories
Public buildings or facilities, chools, religious buildings and emipublishonoprofit uses 1 acre 150 20 65 25 30 60 40 10 10 35 2½	R-75 Residential												
Check Chec	Single-family	9,000 square feet						28					21/2
Computation composition Computation Co		1 acre	150	20	65	25	30	60	40	10	10	35	21/2
Store Stor	schools, religious buildings and												
Single-family							<u> </u>	<u> </u>	<u> </u>				<u> </u>
Sect		15000	100	1 20	1 10	2.5			1 40	1 -		2.5	
Cluster residential development 9,000 square feet 75 25 50 30 12 28 30 5 5 35 2½	Single-family		100	20	40	35	15	35	40	5	5	35	2½
Public buildings or facilities, chooks, religious buildings, emipublic month of the series of the se	Charter residential development		75	25	50	20	12	20	20			25	21/
Second				1	 								
Computation of the computation		3 acres	300			/3	40	80	80	30	30	23	2/2
8-120 Residential Single-family Single-famil													
Single-family 20,000 square 120 12 30 45 15 35 50 5 5 35 2½		Į.	Į	!									
See Part P		20,000 square	120	12	30	45	15	35	50	5	5	35	21/2
Investing unit: 4 dwelling units per acres (100 square feet feet 15,000 square feet 100 20 40 35 15 35 40 10 10 35 2½													
Investing unit: 4 dwelling units per acres (100 square feet feet 15,000 square feet 100 20 40 35 15 35 40 10 10 35 2½	Small-lot single-family	7,500 square feet	75	25	50	25	12	28	30	5	5	35	21/2
Parameter (100 across) 15,000 square 100 20 40 35 15 35 40 10 10 35 2½	dwelling unit: 4 dwelling units												
Farm Sacres 300 10 45 40 100 80 40 40 35 2½	per acre (100 acres)												
Sarres Sacres S	Cluster residential development		100	20	40	35	15	35	40	10	10	35	21/2
Public buildings or facilities, chools, religious buildings, emipublic/nonprofit uses 8-120A													
A-120A Single-family with public 20,000 square feet fee	Farm			10									
Remipublic/nonprofit uses		5 acres	300			75	40	80	80	30	30	35	2½
Sample-family with public 20,000 square 100 12 30 45 15 35 50 5 5 40 2½													
Single-family with public 20,000 square feet													L
Single-family without public 2 acres 175 10 20 50 50 100 80 20 20 40 2½		20,000	100	12	1 20	4.5	1.5	1 25	I 50	1 6		40	21/
Single-family without public 2 acres 175 10 20 50 50 100 80 20 20 40 2½			100	12	30	43	15	33	30))	40	27/2
Second S			175	10	20	50	50	100	80	20	20	40	21/2
Sarre		2 acres	1/3	10	20	30] 30	100	80	20	20	40	2/2
Public buildings or facilities, chools, religious building, religious buildings, remipublic honorprofit uses 8-150 Residential 1½ acres		5 acres	300	10		50	40	100	80	40	40	40	21/2
Schools, religious building, remipublic/nonprofit uses Single-family without public 1½ acres 150 10 20 50 35 75 80 20 20 35 2½ 2½ 2½ 2½ 2½ 2½ 2½ 2		-		1									
Remipublic/nonprofit uses R-150 Residential Single-family without public sewer Single family with public sewer Single family w		3 deres	300			'5	10						272
Single-family without public 1½ acres 150 10 20 50 35 75 80 20 20 35 2½	semipublic/nonprofit uses												
Single family with public sewer 30,000 150 15 30 45 20 45 60 10 10 35 2½	R-150 Residential						•	•	•	,	•		
Single family with public sewer 30,000 square feet 30,000 square feet 30,000 square feet 5 acres 300 10 50 40 100 80 40 40 35 2½ 2½ 2½ 2½ 2½ 2½ 2½ 2	Single-family without public	1½ acres	150	10	20	50	35	75	80	20	20	35	21/2
Square feet Square feet feet feet feet feet feet feet fe	sewer												
Sarring Sacres 300 10 50 40 100 80 40 40 35 2½	Single family with public sewer		150	15	30	45	20	45	60	10	10	35	2½
Public buildings or facilities, semipublic/nonprofit uses AH Residential R-2 Residential R-3/2 Residential Minimum lot size Public buildings, semipublic/nonprofit uses 300 See § 243-71 R-3/2 Residential Minimum lot size Public buildings or facilities, semipublic/nonprofit uses 300 To a core semipublic/nonprofit uses R-5/2 Residential Minimum lot size See § 243-71 20 See § 243-71 30 See § 240 See § 243-71 See § 240 See § 240 See § 243-71 See § 24		 			ļ								
Semipublic/nonprofit uses See § 243-71 See §	Farm			10								35	2½
See	Public buildings or facilities,	5 acres	300		60	50	40	80	40	40	40		
See § 243-71	schools, religious buildings,												
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 Exchools, religious buildings, religious buildings, remipublic/nonprofit uses R-5/2 Residential Minimum lot size 2 acres 175 10 20 50 50 100 80 20 20 35 2½ Exchools, religious buildings, religious buildings, remipublic/nonprofit uses R-5/2 Residential Minimum lot size 2 acres 175 10 20 50 50 100 80 20 20 35 2½ Examp 5 acres 300 50 40 100 80 40 40 35 2½ Examp 5 acres 300 50 40 100 80 40 40 35 2½ Examp 5 acres 175 10 20 50 50 100 80 20 20 35 2½ Examp 5 acres 175 10 20 50 50 100 80 20 20 35 2½ Examp 5 acres 175 10 20 50 50 100 80 20 20 35 2½ Examp 6 acres 175 10 20 50 50 100 80 40 40 40 35 2½ Examp 7 acres 175 10 20 50 50 100 80 20 20 35 2½ Examp 8 acres 175 10 20 50 50 100 80 40 40 40 35 2½ Examp 8 acres 175 10 20 50 50 100 80 20 20 35 2½ Examp 8 acres 175 10 20 50 50 100 80 20 20 35 2½ Examp 8 acres 175 10 20 50 50 100 80 20 20 35 2½ Examp 8 acres 175 10 20 50 50 100 80 20 20 35 2½ Examp 8 acres 175 10 20 50 50 100 80 20 20 35 2½ Examp 9 acres 175 10 20 50 50 100 80 20 20 35 2½ Examp 9 acres 175 10 20 50 50 100 80 20 20 35 2½ Examp 9 acres 175 10 20 50 50 100 80 20 20 35 2½ Examp 9 acres 175 10 20 50 50 100 80 20 20 35 2½ Examp 9 acres 175 10 20 50 50 50 100 80 20 20 35 2½ Examp 9 acres 175 10 20 50 50 50 100 80 20 20 35 2½ Examp 9 acres 175 10 20 50 50 50 100 80 20 20 35 2½ Examp 9 acres 175 10 20 50 50 50 100 80 20 20 35 2½ Examp 9 acres 175 10 20 50 50 50 100 80 20 20 35 2½ Examp 9 acres 175 10 20 50 50 50 100 80 20 20 35 2½ Examp 9 acres 175 10 20 50 50 50 100 80 20 20 35 2½ Examp 9 acres 175 10 20 50 50 50 100 80 20 20 35 2½ Examp 9 acres 175 10 20 50 50 50 100 80 20 20 35 2½ Examp 9 acres 175 10 20 50 50 50 100 80 20 20 35 2½ Examp 9 acres 175 10 20 20 50 50 50 100 80 20 20 35 2½ Examp 9 acres 175 10 20 20 50 50 50 100 80 20 20 20 35 2½ Examp 9 acres 175 10 20 20 20 20 35 2½ Examp 9 acres 175 10 20 20 20 20			ļ		<u> </u>	C C	242.71	<u> </u>	<u> </u>	ļ			<u> </u>
R-3/2 Residential Minimum lot size		2	175	10	1 20			100	00	1 20	20	25	21/
Minimum lot size 2 acres 175 10 20 50 50 100 80 20 20 35 2½		2 acres	1/3	10	20	30	30	100	80	20	20	33	27/2
Farm 5 acres 300 10 50 40 100 80 40 40 35 2½ Public buildings or facilities, 5 acres 300 75 40 80 80 30 30 35 2½ Exchools, religious buildings, semipublic/nonprofit uses 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-10/2 Residential 2 acres 175 10 20 50 50 100 80 40 40 40 35 2½ R-MF Multifamily Residential Fownhouse and garden 5 acres 300 60 40 40 80 40 40 40 40 45 3		2 naras	175	10	20	50	50	100	l en	20	20	2.5	21/
Public buildings or facilities, 5 acres 300 75 40 80 80 30 30 35 2½ schools, religious buildings, remipublic/nonprofit uses R-5/2 Residential Minimum lot size 2 acres 175 10 20 50 50 100 80 20 20 35 2½ 37mm 5 acres 300 50 40 100 80 40 40 35 2½ 37mm 2 acres 175 10 20 50 50 100 80 20 20 35 2½ 37mm 2 acres 175 10 20 50 50 100 80 20 20 35 2½ 37mm 2 acres 175 10 20 50 50 100 80 20 20 35 2½ 37mm 3 acres 300 60 40 40 80 40 40 40 40 45 3 3		 											
chools, religious buildings, semipublic/nonprofit uses R-5/2 Residential Minimum lot size													
R-5/2 Residential Minimum lot size	schools, religious buildings	Jacies	300	-		13	70	30	30	30	50))	2/2
R-5/2 Residential Minimum lot size													
Minimum lot size 2 acres 175 10 20 50 50 100 80 20 20 35 2½	R-5/2 Residential									,			•
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 5 acres 300 60 40 40 80 40 40 40 40 45 3	Minimum lot size	2 acres	175	10	20	50	50	100	80	20	20	35	21/2
R-10/2 Residential 2 acres 175 10 20 50 50 100 80 20 20 35 2½ R-MF Multifamily Residential Townhouse and garden 5 acres 300 60 40 40 80 40 40 40 40 45 3	Farm	 		 	1								
R-MF Multifamily Residential Fownhouse and garden 5 acres 300 60 40 40 80 40 40 40 45 3	R-10/2 Residential												
Residential Fownhouse and garden 5 acres 300 60 40 40 80 40 40 40 45 3	R-MF Multifamily												
	Residential												
partment development	Townhouse and garden	5 acres	300		60	40	40	80	40	40	40	45	3
	apartment development				<u> </u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>	L		<u> </u>	<u> </u>

Township of Lopatcong Schedule of Area, Lot and Bulk Regulations (Part 2)

		Minimum	Maximum Coverage		Yards				Acce Struc	ssory		
	Minimum	Lot Width ¹	Building	Lot ³	Front	One Side	Both Sides	Rear	Side	Rear	He	ight
District/Use	Lot Area	(feet)	(percent)	(percent)	(feet)	(feet)	(feet)	(feet)	(feet)	(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	21/2
Professional office park development												
Tract	5 acres		20	65	75	50	100	80	40	40	35	21/2
Section	1 acre		20	65	35	20	50	50	25	25	35	21/2
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	21/2
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	21/2
ROM ²	5 acres	300		65	75	50	100	80	40	40	45	3

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.

¹ On curves and culs-de-sac, lot frontage may be reduced to not less than 75% or 10t width, provided that 10t width requirements are met at the sectors met.

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.