

## **BERNARDS TOWNSHIP ZONING GUIDE – RESIDENTIAL ZONES**

(See Land Development Ordinance for Details)

### **Principal Dwellings**

Zone	Lot Type	Minimum Lot Size <sup>6</sup>			Minimum Yards				Max Lot Coverage	Max Floor Area	Max Height
		Area	Width	Frontage	Front	Each Side	Total Sides	Rear			
R-1	Standard	3 acres	250'	125'	100'	50' <sup>2</sup>	100'	100'	15%	N/A	35'
	Flag <sup>1</sup>	3 acres	250'	50'	125'	50'	100'	100'	15%	N/A	35'
R-2	Standard	2 acres	250'	125'	100'	50' <sup>2</sup>	100'	100'	15%	N/A	35'
	Flag <sup>1</sup>	2 acres	250'	50'	125'	50'	100'	100'	15%	N/A	35'
R-3	Standard	2 acres	250'	125'	100'	50' <sup>2</sup>	100'	100'	15%	N/A	35'
	Flag <sup>1</sup>	2 acres	250'	50'	125'	50'	100'	100'	15%	N/A	35'
R-4	Standard	1 acre	200'	100'	75'	20' <sup>2</sup>	50'	75'	15%	N/A	35'
R-5	Standard	1 acre	200'	100'	75'	20' <sup>2</sup>	50'	75'	15%	N/A	35'
R-6	Standard	¾ acre	150'	75'	50'	30' <sup>3</sup>	75' <sup>3</sup>	50'	18%	N/A	35'
R-7	Standard	½ acre	125'	75'	40'	20' <sup>4</sup>	60' <sup>4</sup>	40'	20%	N/A	35'
RC-1	Cluster	60,000sf	150'	50'	75'	25'	N/A	75'	20%	N/A	35'
RC-2	Cluster	40,000sf	125'	50'	50'	25'	N/A	50'	20%	<sup>5</sup>	35'
RC-3	Cluster	40,000sf	125'	50'	50'	25'	N/A	50'	20%	<sup>5</sup>	35'
RC-4	Cluster	20,000sf	125'	50'	50'	25'	N/A	50'	20%	<sup>5</sup>	35'

<sup>1</sup> See Ordinance §21-10.12 and Table 502 for additional flag lot requirements.

<sup>2</sup> Where a side yard abuts a rear yard, the side yard shall be a minimum of 150% of the minimum side yard set forth above.

<sup>3</sup> The minimum side yard and minimum combined side yard for dwellings constructed prior to September 21, 2006 may be reduced to 15' and 40', respectively, provided any addition shall be no closer to the side lot lines than the existing dwelling.

<sup>4</sup> The minimum side yard and minimum combined side yard for dwellings constructed prior to September 21, 2006 may be reduced to 10' and 30', respectively, provided any addition shall be no closer to the side lot lines than the existing dwelling.

<sup>5</sup> The maximum floor allowed per lot in square feet shall equal twenty (20) times the lot width measured at the building setback line, unless at least thirty-five (35%) percent of the total floor area is located on other than the first floor, in which case the maximum floor area may be increased by ten (10%) percent. The maximum house size limit shall not apply to lots in the RC-1 zone or in any zone where the resultant or clustered lot is greater than one (1) acre.

<sup>6</sup> If a new dwelling is proposed, a minimum improvable lot area must be provided in accordance with Ordinance Table 401-A, Part B.

### **Detached Accessory Buildings**

	Minimum Each Side Yard	Minimum Rear Yard	Minimum Distance Between Buildings	Maximum Height
R-1	15'	20'	10'	20'
R-2	15'	20'	10'	20'
R-3	15'	20'	10'	20'
R-4	15'	20'	10'	20'
R-5	15'	20'	10'	20'
R-6	10'	10'	10'	20'
R-7	10'	10'	10'	20'
RC-1	10'	10'	10'	20'
RC-2	10'	10'	10'	20'
RC-3	10'	10'	10'	20'
RC-4	10'	10'	10'	20'

- No accessory building shall be located in a front yard.

**BERNARDS TOWNSHIP ZONING GUIDE – OFFICE & BUSINESS ZONES**

(See Land Development Ordinance for Details)

Zone	Type of Development	Minimum Lot Size			Minimum Yards			Max Lot Coverage	Max FAR	Max Height	Minimum Residential Zone Setback	Accessory Buildings <sup>5</sup>		
		Area	Width	Frontage	Front	Side	Rear					Side Yard	Rear Yard	Between Bldgs
E-1	Office Laboratory	15 acres	400'	100'	150'	100'	150'	40%	15% <sup>1</sup>	48'	150'	100'	150'	50'
E-2	Office Manufacturing	5 acres <sup>1</sup>	400'	100'	100'	75'	100'	40%	15%	48'	100'	75'	100'	50'
E-3	Office Laboratory	5 acres <sup>1</sup>	400'	100'	100'	75'	100'	40%	15%	35'	100'	75'	100'	50'
E-4	Office Laboratory	5 acres <sup>1</sup>	400'	100'	100'	75'	100'	35%	12%	35' <sup>1</sup>	100'	75'	100'	50'
E-5	Office Business	5 acres	400'	100'	175'	75'	100'	25%	10%	35' <sup>1</sup>	100'	75'	100'	50'
B-1	Village Business	20,000sf	50'	50'	10'	0'	10'	75%	25%	35'	30'	10'	10'	10'
B-2	Neighborhood Business	20,000sf	50'	50'	10'	10'	10'	75%	25%	35'	30'	10'	10'	10'
B-3	Historic Business	10,000sf	50'	50'	10'	10'	10'	75%	15%	35'	30'	10'	10'	10'
B-4	Liberty Corner Business	10,000sf	50'	50'	10'	10'	10'	75%	<sup>3</sup>	35'	30'	10'	10'	10'
B-5	Village Center	21 acres	N/A	N/A	150' <sup>2</sup>	75' <sup>2</sup>	75' <sup>2</sup>	N/A	<sup>4</sup>	40'	75' <sup>2</sup>	10'	10'	10'

<sup>1</sup> See Ordinance Table 402 for additional requirements.

<sup>2</sup> See Ordinance Table 506 for additional requirements.

<sup>3</sup> 12.5% or 1,800sf, whichever is greater.

<sup>4</sup> Not to exceed 95,000sf retail/office floor area and 12,000sf child care center floor area.

<sup>5</sup> Accessory buildings shall not be located in a front yard and shall not exceed a height of 20'.