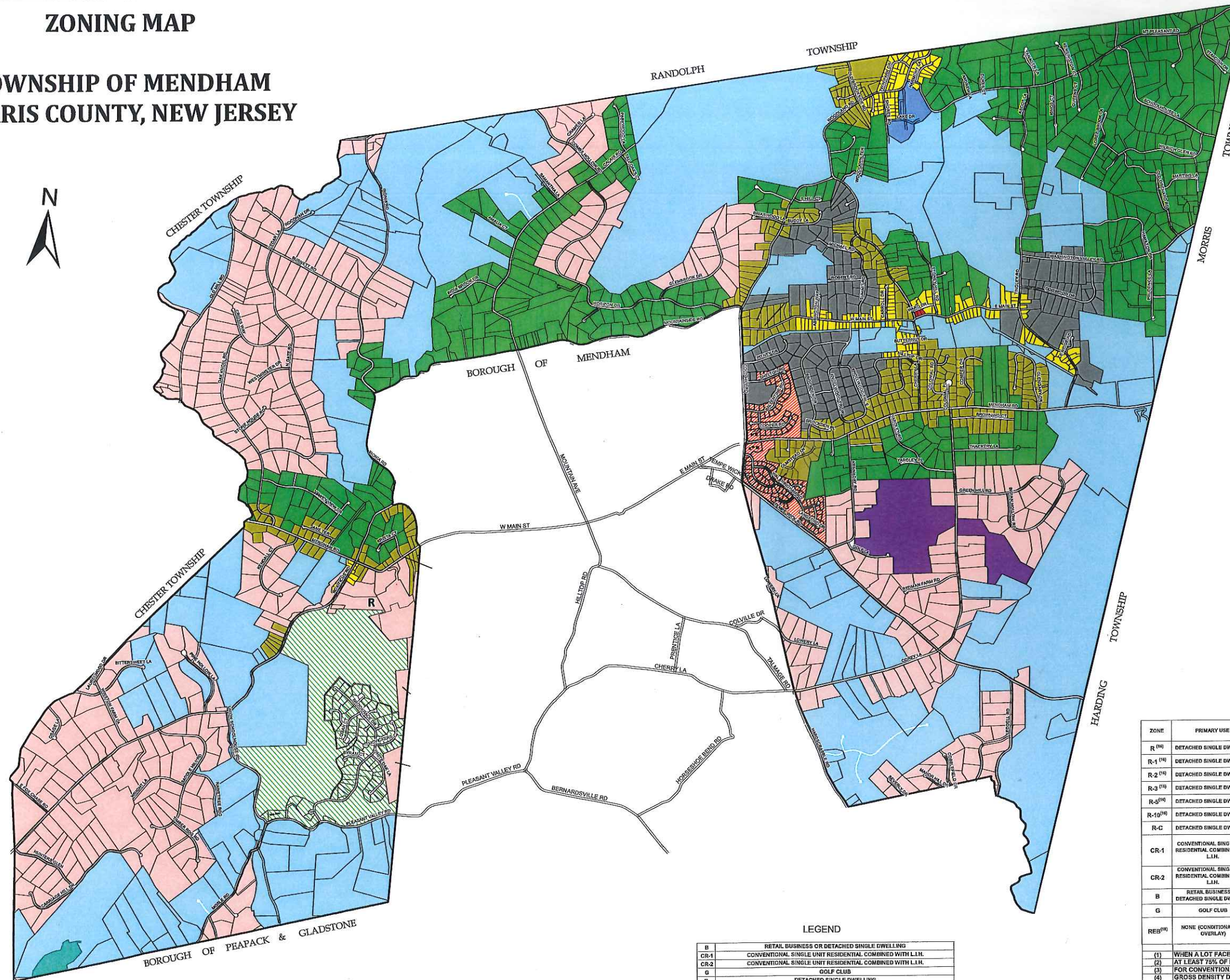


# ZONING MAP

## TOWNSHIP OF MENDHAM

### MORRIS COUNTY, NEW JERSEY



#### LEGEND

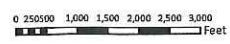
- B Business Zone
- CR-1 Single-Family Residential Zone
- CR-2 Single-Family Residential Zone
- G Golf Club Zone
- R Single-Family Residential Zone
- R-1 Single-Family Residential Zone
- R-10 Single-Family Residential Zone
- R-2 Single-Family Residential Zone
- R-3 Single-Family Residential Zone
- R-5 Single-Family Residential Zone
- R-C Single-Family Residential Zone
- REB Reuse of Existing Buildings

#### SCHEDULE OF REQUIREMENTS

ZONE	PRIMARY USE	MINIMUM LOT AREA OR DENSITY	MINIMUM NET BLDG. ENVELOPE AREA	MINIMUM LOT FRONTAGE (FT.)	MINIMUM DIAMETER L.G.C. (FT.)	MINIMUM DIAMETER S.E.C. (FT.)	MINIMUM SETBACKS (FT.) <sup>(1)</sup>		MAXIMUM HEIGHT (FT.) <sup>(1)</sup>
							FRONT YARD	REAR YARD	
							(5)	(5)	
R <sup>(1)</sup>	DETACHED SINGLE DWELLING	28,000 SQ. FT.	7,000 SQ.FT.	75	100 <sup>(2)</sup>	70	15	50	35
R-1 <sup>(1)</sup>	DETACHED SINGLE DWELLING	1 ACRE	12,000 SQ.FT.	100	160 <sup>(2)</sup>	190	30	60	35
R-2 <sup>(1)</sup>	DETACHED SINGLE DWELLING	2 ACRE	25,000 SQ.FT.	100	225 <sup>(2)</sup>	140	40	60	35
R-3 <sup>(1)</sup>	DETACHED SINGLE DWELLING	3 ACRE	40,000 SQ.FT.	100	250 <sup>(2)</sup>	150	50	60	35
R-5 <sup>(1)</sup>	DETACHED SINGLE DWELLING	5 ACRE	80,000 SQ.FT.	100	300 <sup>(2)</sup>	200	50	60	35
R-10 <sup>(1)</sup>	DETACHED SINGLE DWELLING	10 ACRE	140,000 SQ.FT.	160	400 <sup>(2)</sup>	240	80	100	35
R-C	DETACHED SINGLE DWELLING	20,000 SQ. FT.	7,000 SQ.FT.	75	100	70	15	50	35
CR-1	CONVENTIONAL SINGLE UNIT RESIDENTIAL COMBINED WITH L.I.H.	AVERAGE <sup>(3)</sup> (1) 40,000 SQ. FT. 0.214 DU/AC <sup>(4)</sup> (1)	12,000 SQ.FT. <sup>(5)</sup>	AS APPROVED <sup>(2)</sup>	160 <sup>(2)</sup>	35 <sup>(2)</sup>	15 <sup>(2)</sup> (1)	35 <sup>(1)</sup> (1)	35 <sup>(2)</sup>
CR-2	CONVENTIONAL SINGLE UNIT RESIDENTIAL COMBINED WITH L.I.H.	SEE R ZONE (1) 1.30 D.U./AC <sup>(4)</sup> (1)	7,000 SQ.FT. <sup>(5)</sup>	75 <sup>(2)</sup> (1)	100 <sup>(2)</sup>	70 <sup>(2)</sup>	15 <sup>(2)</sup>	50 <sup>(2)</sup>	35 <sup>(2)</sup>
B	RETAIL BUSINESS OR DETACHED SINGLE DWELLING	SEE R ZONE 1.30 D.U./AC.	N.A.	50	100	25	15	25	10
G	GOLF CLUB	35 ACRE	N.A.	100	N.A.	N.A.	250	250	250
REB <sup>(1)</sup>	NONE (CONDITIONAL USE OVERLAY)	10 ACRE	140,000 SQ.FT.	100	400 <sup>(2)</sup>	240	80	100	35

#### LEGEND

B	RETAIL BUSINESS OR DETACHED SINGLE DWELLING
CR-1	CONVENTIONAL SINGLE UNIT RESIDENTIAL COMBINED WITH L.I.H.
CR-2	CONVENTIONAL SINGLE UNIT RESIDENTIAL COMBINED WITH L.I.H.
G	GOLF CLUB
R	DETACHED SINGLE DWELLING
R-1	DETACHED SINGLE DWELLING
R-2	DETACHED SINGLE DWELLING
R-3	DETACHED SINGLE DWELLING
R-5	DETACHED SINGLE DWELLING
R-10	DETACHED SINGLE DWELLING
R-C	DETACHED SINGLE DWELLING
REB	REUSE OF EXISTING BUILDINGS - OVERLAY DISTRICT



AUGUST REV 1 COLOR

**FE**  
 FERRELL ENGINEERING INC. 908 879 6200  
 180 MAIN STREET  
 P.O. BOX 571  
 CHESTER, NJ 07930

- (1) WHEN A LOT FACES ON MORE THAN ONE STREET, THE REQUIRED DIAMETER OF L.G.C. SHALL INCREASE BY 25%.
- (2) AT LEAST 75% OF NET BUILDING ENVELOPE AREA MUST BE CONTIGUOUS
- (3) FOR CONVENTIONAL SINGLE UNIT RESIDENCE
- (4) GROSS DENSITY DEFINED
- (5) FOR MULTI - UNIT RESIDENTIAL USE
- (6) AT LEAST 50% OF TRACT MUST BE COMMON OPEN SPACE
- (7) AT LEAST 32% OF TRACT MUST BE COMMON OPEN SPACE
- (8) RESIDENTIAL STRUCTURES IN THE BUSINESS DISTRICT SHALL MEET ALL THE LIMITING SCHEDULE REQUIREMENTS OF THE "R" RESIDENCE DISTRICT
- (9) SEE SPECIAL PROVISIONS OF SECTION 12-8.6.
- (10) NO DWELLING SHALL HAVE MORE THAN TWO AND ONE-HALF STORIES
- (11) SEE SUBSECTION 21-4.2 c
- (12) SEE SUBSECTION 21-4.2 d.2
- (13) TWO SIDE YARDS COMBINED MUST EQUAL AT LEAST 40'
- (14) WHEN A LOT FACES MORE THAN ONE STREET ALL YARDS FACING A STREET SHALL BE CONSTRUED AS FRONT YARDS
- (15) SETBACK ADJUSTMENT FOR STRUCTURES OVER 20' HIGH IN THE R-3, R-5 AND R-10 ZONES IS REQUIRED PURSUANT TO SECTION 21-4.9.
- (16) TOTAL PERMITTED FLOOR AREA = 2600 SQ. FT. + (1700 SQ. FT. X ACREAGE OF LOT)
- (17) FLAG LOTS ARE PERMITTED IN ACCORDANCE WITH SECTION 12-9
- (18) SEE 21-4.6g and 21-5B.1