

**§ 184-115. R-75 Single-Family Residence District. [Amended 3-15-2001 by Ord. No. 01-03R; 6-14-2001 by Ord. No. 01-10R; 12-13-2001 by Ord. No. 01-22R; 6-10-2003 by Ord. No. 03-12R; 5-8-2007 by Ord. No. 07-08R]**

Since the Borough is an established suburban residential community, it is the intent to preserve and protect the established character of its neighborhoods and to encourage a compatible relationship between new or expanded houses and traditional neighboring structures that reflect the best of the local character, particularly in terms of scale, siting, design features and orientation on the site.

- A. Principal uses and structures. The following principal uses and structures shall be permitted in the R-75 Zone District:
  - (1) Single-family residential uses in detached single-family residential structures;
  - (2) Public parks and playgrounds; and,
  - (3) Community shelters for victims of domestic violence and community residences for persons with head injuries, any of the foregoing which houses less than 16 persons, excluding resident staff, as regulated in N.J.S.A. 40:55D-66.1 and 66.2.
  - (4) Community residences for the developmentally disabled.
- B. Accessory uses and structures. The following accessory uses and structures shall be permitted in the R-75 Zone District:
  - (1) Parking and parking facilities as regulated in Article XVIII;
  - (2) Signs as regulated in Article XVII;
  - (3) Home occupations as regulated in Article XV;
  - (4) Family day-care homes as regulated in N.J.S.A. 40:55D-66.5b;
  - (5) Antennas, as regulated in § 184-138; and,
  - (6) Accessory uses and structures customarily subordinate and incidental to permitted principal uses and accessory uses and structures customarily subordinate and incidental to permitted conditional uses.
  - (7) Reference is made to § 184-134 as that section relates to residential accessory uses and structures.
- C. Conditional uses and structures. The following conditional uses and structures shall be permitted only if they comply with the appropriate regulations for such uses or structures in Article XIX;
  - (1) Residential public utility facilities;
  - (2) Houses of worship;
  - (3) Community shelters for victims of domestic violence and community residences for persons with head injuries, either of the foregoing which house more than 16 persons, excluding resident staff;
  - (4) Uses in the flood plain which are also permitted principal, accessory or conditional uses in the R-75 Zone District;
- D. Prohibited uses and structures. Any use or structure other than those uses or structures permitted in Subsection A, B or C above are prohibited.
- E. Bulk and lot regulations. The following bulk and lot regulations shall apply to all development within the R-75 Zone District, except as otherwise set forth in

§§ 184-116, 184-117 and 184-118 as they apply to the MAH, TAH and LGAH Zones:

- (1) Minimum lot size. Every lot shall contain a minimum lot area of 7500 square feet.
- (2) Minimum lot width. There shall be a minimum lot width of 75 feet. In addition, the average width of the lot shall be such that there is a minimum lot area of at least 7500 square feet.
- (3) Minimum lot frontage. There shall be a minimum lot frontage of 50 feet for all lots, except that lots which front entirely on the outer curve of a curved street shall have a minimum lot frontage of 40 feet, and further, that lots which front entirely on a cul-de-sac turnaround shall have a minimum lot frontage of 35 feet.
- (4) Minimum front yard. For interior lots, there shall be a front yard setback of not less than 30 feet, except when the provisions relating to corner lots apply.
- (5) Minimum side yard. Except as provided below for corner lots, there shall be two side yards totaling 33% or more of lot width. For lots up to 75 feet in width, one side yard shall be at least 13% of lot width, with a minimum of eight feet. The other side yard shall be at least 20% of lot width, with a minimum of 10 feet. For lots greater than 75 feet in width, the side yards shall be at least 10 feet on one side and at least 15 feet on the other. See Table 1. For corner lots, the required side yard shall be regulated by § 184-126D. Notwithstanding the foregoing, patios accessory to and additions and decks attached to a principal building in existence as of the effective date of this subsection may have an eight-foot side yard setback, excluding corner lots, so long as the addition, deck or patio is erected in such a manner that its sides continue in a straight line or are a distance from the side lot line greater than the side of the principal building.

<b>Table 1</b>		
<b>Side Yard Setbacks</b>		
<b>Lot Width</b>	<b>Minimum Side Yard Setback</b>	<b>Minimum Side Yard</b>
<b>(feet)</b>	<b>(one side yard)</b>	<b>Setback</b>
	<b>(feet)</b>	<b>(other side yard)</b>
		<b>(feet)</b>
50	8	10
55	8	11
60	8	12
65	8.5	13
70	9	14
75 or greater	10	15

- (6) Minimum rear yard. There shall be a rear yard of at least 25 feet in depth.
- (7) Maximum building height. No principal building shall exceed the maximum of two habitable floors, exclusive of basement. Maximum height is regulated by Table 2. The height of a proposed addition may match the existing nonconforming height of the principal dwelling. Topographic information must be

provided, to the satisfaction of the Borough Engineer, to determine the height of the structure for a new house or for an addition that is proposed with a taller roofline than the existing dwelling

<b>Table 2</b>		
<b>Maximum Building Height</b>		
<b>Lot Width (feet)</b>	<b>Maximum Building Height (feet)</b>	<b>Maximum Building Height Six Feet from Building Corner (feet)</b>
50	25	25.5
55	25.5	26
60	26	26.5
65	26.5	27
70	27	27.5
75	27.5	28
Greater than 75	28	28.5

(8) Maximum building coverage. The maximum percentage of area of any lot to be covered by above-grade buildings and/or structures shall be regulated by Table 3. Flood detention basins, decks and patios, as defined herein, shall not be considered as a building or structure for purposes of computing this coverage.

<b>Table 3</b>	
<b>Proposed Building Coverage Based on Lot Size</b>	
<b>Lot Area (square feet)</b>	<b>Maximum Proposed Building Coverage</b>
5,999 or less	25%
6,000 to 6,999	24.5%
7,000 to 7,999	24%
8,000 to 8,999	23.5%
9,000 to 9,999	23%
10,000 to 10,999	22.5%
11,000 to 11,999	22%
12,000 to 12,999	21.5%
13,000 to 36,999	21%
14,000 to 14,999	20.5%
15,000 and greater	20%

- (9) Maximum improvement coverage. No more than 35% of the area of any lot shall be covered by physical improvements, including but not limited to any above-grade buildings and/or structures, as well as at-grade structures, including but not limited to ingress/egress platforms, sidewalks, parking areas, patios, driveways, swimming pools, etc., but not including aboveground decks. It is the intention of this provision that each lot shall have at least 65% of its lot area without any improvements except vegetation. Flood detention basins as defined herein shall not be considered as a building, structure or improvement for purposes of computing this coverage.
- F. Other regulations. In addition to the above requirements, any development in the R-75 Zone District must comply with all applicable regulations of this chapter.