

ARTICLE IV
Bulk and Parking Regulations

§ 150-14. Adoption of schedule.

The following schedule of regulations applying to the area of lots, the height of buildings, the yards and other open spaces to be provided, off-street parking spaces, minimum floor areas and all other matters contained therein, as indicated for the various zones established by this chapter is adopted and declared to be a part of this chapter.

§ 150-15. R-1 and R-2 Residence Districts. [Amended 8-9-1979; 7-12-1984]

A. The following schedule applies in the R-1 and R-2 Residence Districts:

	Dimensions	
Minimum Required	R-1	R-2
Lot area (square feet)	37,500	10,000
Lot frontage (feet)	150	100
Lot depth (feet)	150	100
Front yard (feet)	50	35
Side yard (feet)	35	15
Rear yard (feet)	35	25
Off-street parking spaces per dwelling unit	2	2

	Dimensions	
Maximum Permitted	R-1	R-2
Building height (feet) [Amended 9-8-1999 by Ord. No. 7-99; 5-10-2000 by Ord. No. 5-00]	35	35
Building height (stories) [Added 5-10-2000 by Ord. No. 5-00]	2 1/2, when viewed from the street	2 1/2, when viewed from the street

- B. In the R-1 Zone, each lot shall have sufficient width and depth so that a circle 150 feet in diameter and tangent to the right-of-way line of the street frontage of the lot can be inscribed within the lot.
- C. In the R-2 Zone, each lot shall have sufficient width and depth so that a circle 100 feet in diameter and tangent to the right-of-way line of the street frontage of the lot can be inscribed within the lot.
- D. In both the R-1 and R-2 Zones, the area of ingress and egress to any lot which does not meet the requirements of lot frontage set forth in Subsection A for the respective districts and the circle requirements set forth in Subsections B and C for the respective districts shall not be calculated as part of the lot area. [Added 3-5-1992 by Ord. No. 3-92]

E. Maximum building and improvement coverage. **[Added 12-28-1995 by Ord. No. 20-95]**

- (1) In the R-1 Zone, maximum building coverage shall be 15%, and maximum improvement coverage shall be 30%.
- (2) In the R-2 Zone, any lot having a size of between 10,000 and 19,999 square feet shall have a maximum building coverage of 20% and a maximum improvement coverage of 30%. A lot having 20,000 or more square feet in the R-2 Zone shall be required to have a maximum building coverage of 15% and a maximum improvement coverage of 30%.

§ 150-15.1. AH-1 Affordable Housing 1 District. [Added 10-1-1992 by Ord. No. 10-92]

A. Townhouse area, bulk and yard requirements schedule.

Minimum Required	Dimensions AH-1
Lot area (acres)	8
Setbacks from external lot lines:	
Front yard (feet)	40
Side yard (feet)	30
Rear yard (feet)	30
Lot coverage:	
Required open space (percent)	35
Accessory buildings:	
Setback from principal buildings (feet)	40
Setback from roadway (feet)	30
Unit standards:	
Break in horizontal alignment (feet)	5
Distance between buildings:	
Front-to-front (feet)	50
Front-to-rear (feet)	60
Front-to-side	40
Side-to-side (average distance of sidewalls) (feet)	20
Side-to-rear (feet)	30
Rear-to-rear (feet)	40

Maximum Permitted	Dimensions AH-1
Gross density (units/acre)	6
Grades:	
Grade for improved roadways (percent)	8
Grades for improved driveways and parking areas (percent)	6
Lot coverage:	
Building lot coverage (percent)	20
Total site coverage by impervious surfaces (percent)	45
Unit standards:	
Building or structure length (feet)	150
Number of units in single structure	6
Building height (feet)	35
Number of habitable stories	2
Number of stories [Amended 1-25-1993 by Ord. No. 14-92]	2
Number of units before horizontal break	3

B. Townhome area, bulk and yard requirements.

Minimum Required	Dimensions AH-1
Lot area (acres)	8
Setbacks from external lot lines:	
Front yard (feet)	40
Side yard (feet)	30
Rear yard (feet)	30
Lot coverage:	
Required open space (percent)	30
Accessory buildings:	
Setback from principal building (feet)	40
Setback from roadway	15
Distance between buildings:	
Front-to-front (feet)	75
Angled (feet) [Added 1-25-1993 by Ord. No. 14-92]	60

Minimum Required		Dimensions
		AH-1
Front-to-rear (feet)		60
Angled (feet)		50
Front-to-side (feet)		50
Angled (feet)		40
Side-to-side (feet)		50
Angled (feet)		40
Side-to-rear (feet)		50
Angled (feet)		40
Rear-to-rear (feet)		75
Maximum Permitted		Dimensions
		AH-1
Gross density (units/acre)		6
Lot coverage:		
Building lot coverage (percent)		20
Total site coverage by impervious surfaces (percent)		50
Grades:		
Grades for improved roadways (percent)		8
Grades for improved driveways and parking areas (percent)		6
Unit standards:		
Building or structure length (feet) [Amended 1-25-1993 by Ord. No. 14-92]		180
Number of units in single structure		16
Building height (feet)		40
Number of habitable stories		2
Number of stories		3

§ 150-15.2. AH-2 Affordable Housing 2 District. [Added 10-1-1992 by Ord. No. 10-92]

A. Townhome area, bulk and yard requirements.

Minimum Required	Dimensions AH-2
Lot area (acres) [Amended 1-25-1993 by Ord. No. 14-92]	4
Setback from external lot lines:	
Front yard (feet)	50
Side yard (feet)	30
Rear yard (feet)	50
Lot coverage:	
Minimum required open space (percent)	35
Accessory buildings:	
Setback from principal buildings (feet)	40
Setback from roadway (feet)	30
Unit standards:	
Distance between buildings:	
Front-to-front (feet)	75
Angled (feet) [Added 1-25-1993 by Ord. No. 14-92]	60
Front-to-rear (feet)	60
Angled (feet)	50
Front-to-side (feet)	45
Angled (feet)	35
Side-to-side (average distance of sidewalls) (feet)	25
Side-to-rear (feet)	30
Rear-to-rear (feet)	75
Building setbacks from public or private main access roads (feet)	50
Building setbacks from internal driveways or parking areas (feet)	15

Maximum Permitted	Dimensions AH-2
Gross density (units/acre)	10
Lot coverage:	
Building lot coverage (percent)	20
Total site coverage by impervious surfaces (percent)	45
Grades:	

Maximum Permitted	Dimensions
Grade for improved roadways (percent)	AH-2 8
Grade for improved driveways and parking areas (percent)	6
Unit Standards:	
Building or structure length (feet) [Amended 1-25-1993 by Ord. No. 14-92]	180
Number of units in single structure	24
Building height (feet)	35
Number of stories	2
B. Multifamily dwellings, bulk and yard requirements: [Added 2-5-2015 by Ord. No. 1-15]	
Minimum Required	Dimensions
Lot area (acres)	4
Setback from external lot lines:	
Front yard (feet)	40
Side yard (feet)	30
Rear yard (feet)	30
Setback to internal roadways (feet)	25
Distance between buildings (feet)	20
Open space (percent)	35
Accessory building setback to:	
Principal building (feet)	20
Front lot line (feet)	50
Other lot lines (feet)	15
Maximum Permitted	Dimensions
Density (units/acre)	10
Building coverage (percent)	20
Impervious coverage (percent)	45
Building length (feet)	180
Number of units in structure (units)	24
Building height (stories/feet)	3/38

§ 150-15.3. AH-3 Affordable Housing 3 District. [Added 10-1-1992 by Ord. No.

10-92]**A. Townhome and townhouse area, bulk and yard requirements.**

Minimum Required	Dimensions
	AH-3
Lot size (area)	2
Setbacks from external lot lines:	
Front yard (feet)	50
Side yard (feet) [Amended 1-25-1993 by Ord. No. 14-92]	25
Rear yard (feet)	25
Lot coverage:	
Required open space (percent)	35
Accessory buildings:	
Setback from principal buildings (feet)	40
Setback from roadway (feet)	30

Maximum Permitted	Dimensions
	AH-3
Gross density (units/acre)	9
Lot coverage:	
Building lot coverage (percent)	20
Total site coverage by impervious surfaces (percent)	45
Grades:	
Grade for improved roadways (percent)	10
Grades for improved driveways and parking areas (percent)	6

B. Townhome unit standards.

Minimum Required	Dimensions
	AH-3
Distance between buildings:	
Front-to-front (feet)	40
Front-to-rear (feet)	60
Front-to-side (feet)	20
Side-to-side (average distance of sidewalls) (feet)	20
Side-to-rear (feet)	30

Minimum Required

Rear-to-rear (feet)

Dimensions**AH-3**

40

Maximum Permitted

Building or structure length (feet)

Number of units in single structure

Building height (feet)

Number of stories

Dimensions**AH-3**

100

12

35

2

C. Townhouse unit standards.

Minimum Required

Break in horizontal alignment (feet)

Distance between buildings:

Front-to-front (feet)

Front-to-rear (feet)

Front-to-side (feet)

Side-to-side (average distance of sidewalls) (feet)

Side-to-rear (feet)

Rear-to-rear (feet)

Dimensions**AH-3**

5

40

50

30

15

25

40

Maximum Permitted

Building or structure length (feet)

Number of units in single structure

Building height (feet)

Number of stories

Number of units before horizontal break

Dimensions**AH-3**

100

4

35

2

2

§ 150-15.4. AH-4 Affordable Housing 4 District. [Added 10-1-1992 by Ord. No. 10-92]

A. Townhome and townhouse area, yard and bulk requirements.

Minimum Required	Dimensions AH-4
Lot area (acres)	2
Setbacks from external lot lines:	
Front yard (feet)	50
Side yard (feet) [Amended 1-25-1993 by Ord. No. 14-92]	25
Rear yard (feet)	25
Lot coverage:	
Required open space (percent)	35
Accessory buildings:	
Distance setback from principal buildings (feet)	40
Setback from roadway (feet)	30

Maximum Permitted	Dimensions AH-4
Gross density (units/acre) [Amended 1-25-1993 by Ord. No. 14-92]	8
Lot coverage:	
Building lot coverage (percent)	20
Total site coverage by impervious surfaces (percent)	45
Grades:	
Grade for improved roadways (percent)	8
Grades for improved driveways and parking areas (percent)	6

B. Townhome unit standards.

Minimum Required	Dimensions AH-4
Distance between buildings:	
Front-to-front (feet)	40
Front-to-rear (feet)	60
Front-to-side (feet)	20
Side-to-side (average distance of sidewalls) (feet)	20
Side-to-rear (feet)	30
Rear-to-rear (feet)	40

Dimensions	
Maximum Permitted	AH-4
Building or structure length (feet)	100
Number of units in single structure	10
Building height (feet)	35
Number of stories	2
C. Townhouse unit standards.	
Dimensions	
Minimum Required	AH-4
Break in horizontal alignment (feet)	5
Distance between buildings:	
Front-to-front (feet)	40
Front-to-rear (feet)	50
Front-to-side (feet)	30
Side-to-side (average distance of sidewalls) (feet)	15
Side-to-rear (feet)	25
Rear-to-rear (feet)	40
Dimensions	
Maximum Permitted	AH-4
Building or structure length (feet)	100
Number of units in single structure	4
Building height (feet)	35
Number of stories	2
Number of units before horizontal break	2
D. Single-family residential area, bulk and yard requirements will follow all requirements for the R-2 Residence District of the Borough of Upper Saddle River.	

§ 150-15.5. AH-2A Affordable Housing 2A Overlay District. [Added 7-10-1996 by Ord. No. 18-96]

- A. Townhome area, bulk and yard requirements. Same as in the AH-2 District except for the following standards which shall apply and take precedence over conflicting standards in the AH-2 District:
- (1) The maximum density shall be eight units per acre based on the gross acreage utilized for townhomes.
 - (2) The minimum number of low and moderate income (Mt. Laurel) townhome

units shall be 39 units, and such units shall conform to the definitions, distribution, phasing, marketing, covenants, foreclosure and other standards of this chapter as well as the Substantive Rules of the New Jersey Council on Affordable Housing (N.J.A.C. 5:93-1.1 et seq.)

- (3) The front yard on Mountainview shall have a minimum depth of 75 feet and shall be improved with landscaping and berms intended to shield dwelling units from nonresidential uses west of Mountainview.
- B. One-family detached dwellings area, bulk and yard requirements: same as in the R-1 Residence District.
- C. Business, professional and banking offices, research, design and development laboratories, or motion-picture theaters area, bulk and yard requirements: same as in the H-1R Highway Retail and Commercial District except for the following standards which shall apply and take precedence over the standards in the H-1R District:

Minimum Required	Dimensions
Lot area (acres)	12
Front yard setback (feet)	100
Front buffer* (feet)	25
Buffer along portion of Mountainview which abuts townhome units* (feet)	75

Maximum Permitted	Dimensions
Impervious surfaces (percentage of lot)	75

NOTES:

*Intrusions allowed by access driveways and signs.

§ 150-15.6. AH-5 Affordable Housing 5 District. [Added 8-4-2016 by Ord. No. 7-16]

- A. Townhouse area, external yard and bulk requirements.
- (1) Minimum lot area (acres): 35 acres.
 - (2) Minimum setbacks from external lot lines:
 - (a) Front yard: 50 feet.
 - (b) Side yard: 30 feet (excepting decks and patios which may project a maximum of 10 feet from a building; and fences and retaining walls up to eight feet in height when lower than adjoining property and six feet when higher than adjoining property).
 - (c) Rear yard: 30 feet (excepting decks and patios which may project a

maximum of 10 feet from a building; and fences and retaining walls up to eight feet in height when lower than adjoining property and six feet when higher than adjoining property).

- (3) Accessory building setbacks and height limitations:
 - (a) Minimum distance from principal buildings: 30 feet.
 - (b) Minimum distance to external lot lines: 40 feet.
 - (c) No accessory buildings or structures are allowed in any front yard.
 - (4) Maximum density for residential site in Block 601, Proposed Lot 1.01, consisting of 38.65 acres as shown on the accompanying Zoning Map: 6.05 dwelling units per acre, provided that a total of 25 of the required 47 affordable housing units attributed to this site (as provided for in § 150-19-2A herein) shall be constructed off-site, pursuant to the settlement agreement referenced in § 150-10.7A above. (See § 150-19.2A for affordable housing set-aside and associated requirements).
 - (5) Maximum building lot coverage: 20%.
 - (6) Maximum impervious lot coverage: 45%.
 - (7) Minimum landscaped buffer areas:
 - (a) Front yard: 30 feet.
 - (b) Side yard: 20 feet along any R-1 Zone; 10 feet to any multifamily or commercial use.
 - (c) Rear yard: 20 feet along any R-1 Zone; 10 feet to any multifamily or commercial use.
 - (8) Minimum building setback to Lake Street right-of-way: 75 feet.
 - (9) Minimum building setback to adjoining Borough property: 50 feet (excluding patios and decks, which may project a maximum 10 feet from a building).
- B. Townhouse internal setback and building unit requirements.
- (1) Minimum distance between townhouse buildings (excluding patios and decks which may encroach up to 10 feet, and porches, eaves, stairs and chimneys which may encroach up to five feet into the required dimension):
 - (a) Front-to-front: 75 feet.
 - (b) Front-to-side: 30 feet.
 - (c) Side-to-side: 30 feet.
 - (d) Side-to-rear: 30 feet.

- (e) Rear-to-rear: 50 feet.
- (2) Maximum townhouse building length: 150 feet.
- (3) Maximum number of units in single structure: six units, provided that seven may be provided where there are stacked affordable units in the structure.
- (4) Maximum building height: 38 feet with allowances for stepped foundations along building length. Said measurement shall then apply to each stepped section.
- (5) Maximum number of stories: three stories.
- (6) Minimum number of units before horizontal break: two units.
- (7) Minimum front of building to cartway: 25 feet, except that porches, eaves, stairs and chimneys may encroach up to five feet into the required dimension.
- (8) Minimum side and rear of building to cartway: 25 feet, except that porches, eaves, stairs and chimneys may encroach up to five feet into the required dimension.
- (9) Minimum building to parking: 10 feet, except that porches, eaves, stairs and chimneys may encroach up to five feet into the required dimension.

C. Residential parking requirements.

- (1) Townhouse dwelling units and low- and moderate-income dwelling units: Residential Site Improvement Standards (RSIS) apply.
- (2) Required off-street parking for townhouse unit. At least one of the two stacked affordable units within a townhouse building shall have a minimum of one garage space. One additional parking space for this affordable unit shall be provided in its associated driveway in front of the garage. The second affordable unit, lacking a garage space, shall have one driveway space, with the additional required parking for both affordable units provided per RSIS standards within 150 feet of said units. Required off-street visitor parking for low- and moderate-income units, as required by RSIS, should be located within 150 feet of the units serviced. All exterior parking shall be landscaped, screened, and lighted, where appropriate.
- (3) Each garage space shall be counted as 1.0 parking space. A one-car garage and driveway combination shall be counted as 2.0 parking spaces, provided the driveway measures a minimum of 18 feet between the face of the garage door and the internal roadway line [RSIS § 5.21-4.14(d)¹]. Required visitor parking spaces for market-rate units shall be provided no farther than 250 feet from the unit it serves.

D. Definitions: The following definitions shall apply to the AH-5 Zone:

1. Editor's Note: See N.J.A.C. 5:21-4.14.

BUILDING HEIGHT — Irrespective of any other definition in Chapter 150, "building height" shall be defined as the vertical distance between the lowest proposed grade adjacent to the structure to the mean roof ridge elevation.

GROSS DEVELOPMENT SITE AREA — The total gross acreage of a development within existing streets and/or property lines prior to development or subdivision, including streets, easements and common open space portions of the development.

MEAN ROOF RIDGE ELEVATION — Irrespective of any other definition in Chapter 150, "mean roof ridge elevation" shall be defined as the average grade between the eaves above the highest living floor and the highest roof ridge elevation.

TOTAL SITE COVERAGE — The percentage of gross development site area occupied by structures and all uncovered impervious surfaces such as parking spaces, driveways and walkways.

§ 150-15.7. OL-1 Overlay 1 Zone. [Added 12-3-2020 by Ord. No. 11-20]

A. OL-1 Zone bulk requirements. The area and bulk requirements for development built in accordance with the OL-1 Overlay 1 Zone standards are set forth below. All other development shall comply with the underlying zone's area and bulk regulations, which shall remain in full force and effect.

- (1) Minimum lot area: 2.5 acres.
- (2) Maximum (gross) density: 20 units per acre.
- (3) Minimum setbacks from external lot lines.
 - (a) Front yard: 50 feet.
 - (b) Side yard: 30 feet.
 - (c) Rear yard: 30 feet.
- (4) Maximum building lot coverage: 40%.
- (5) Maximum impervious lot coverage: 60%.
- (6) Maximum principal building height: three stories/45 feet.
 - (a) Appurtenances attached to the principal building, including, but not limited to, antennas, chimneys, bulkheads, mechanical equipment, penthouses (not for human occupancy) and similar-type features shall not exceed 12 feet in height and shall not occupy more than 15% of the total roof area. Pergolas for rooftop amenity spaces shall not exceed 10 feet in height. All roof-mounted appurtenances shall have a minimum ten-foot setback from the parapet. Flat roofs shall have parapets of not less than 42 inches and not more than 48 inches or as may otherwise be required.

- (7) Minimum landscaped buffer areas:
 - (a) Front yard: 30 feet.
 - (b) Side yard: 20 feet.
 - (c) Rear yard: 20 feet.
- (8) Accessory building setbacks and height limitations:
 - (a) Minimum distance from principal building: 20 feet.
 - (b) Minimum distance to external lot lines: 40 feet.
 - (c) No accessory buildings or structures are permitted in any front yard.
 - (d) Maximum accessory building height: 15 feet.

B. OL-1 Zone parking and loading requirements.

- (1) The minimum number of required off-street parking spaces in the OL-1 Zone shall be in accordance with residential site improvement standards (RSIS).
- (2) A minimum of one loading space shall be provided in accordance with § 126-34 of the Borough Code.

§ 150-15.8. OL-2 Overlay 2 Zone. [Added 12-3-2020 by Ord. No. 12-20]

A. OL-2 Zone bulk requirements. The area and bulk requirements for development built in accordance with the OL-2 Overlay 2 Zone standards are set forth below. All other development shall comply with the underlying zone's area and bulk regulations, which shall remain in full force and effect.

- (1) Minimum lot area: 2.5 acres.
- (2) Maximum (gross) density: 22 units per acre.
- (3) Minimum setbacks from external lot lines.
 - (a) Front yard: 50 feet.
 - (b) Side yard: 30 feet.
 - (c) Rear yard: 30 feet.
- (4) Maximum building lot coverage: 40%.
- (5) Maximum impervious lot coverage: 60%.
- (6) Maximum principal building height: 2 1/2 stories/35 feet.
 - (a) Appurtenances attached to the principal building, including, but not limited to, antennas, chimneys, bulkheads, mechanical equipment, penthouses (not for human occupancy) and similar-type features shall not

exceed 12 feet in height and shall not occupy more than 15% of the total roof area. Pergolas for rooftop amenity spaces shall not exceed 10 feet in height. All roof-mounted appurtenances shall have a minimum ten-foot setback from the parapet. Flat roofs shall have parapets of not less than 42 inches and not more than 48 inches or as may otherwise be required.

(7) Minimum landscaped buffer areas:

- (a) Front yard: 30 feet.
- (b) Side yard: 20 feet.
- (c) Rear yard: 20 feet.

(8) Accessory building setbacks and height limitations:

- (a) Minimum distance from principal building: 20 feet.
- (b) Minimum distance to external lot lines: 40 feet.
- (c) No accessory buildings or structures are permitted in any front yard.
- (d) Maximum accessory building height: 15 feet.

B. OL-2 Zone parking and loading requirements.

- (1) The minimum number of required off-street parking spaces in the OL-2 Zone shall be in accordance with residential site improvement standards (RSIS).
- (2) A minimum of one loading space shall be provided in accordance with § 126-34 of the Borough Code.

§ 150-15.9. OL-3 Overlay 3 Zone. [Added 12-3-2020 by Ord. No. 13-20]

A. OL-3 Zone bulk requirements. The area and bulk requirements for development built in accordance with the OL-3 Overlay 3 Zone standards are set forth below. All other development shall comply with the underlying zone's area and bulk regulations, which shall remain in full force and effect.

- (1) Minimum lot area: 1.75 acres.
- (2) Maximum (gross) density: 15 units per acre.
- (3) Minimum setbacks from external lot lines:
 - (a) Front yard: 50 feet.
 - (b) Side yard: 30 feet.
 - (c) Rear yard: 30 feet.
- (4) Maximum building lot coverage: 40%.
- (5) Maximum impervious lot coverage: 60%.

- (6) Maximum principal building height: 2 1/2 stories/35 feet.
 - (a) Appurtenances attached to the principal building, including, but not limited to, antennas, chimneys, bulkheads, mechanical equipment, penthouses (not for human occupancy) and similar-type features shall not exceed 12 feet in height and shall not occupy more than 15% of the total roof area. Pergolas for rooftop amenity spaces shall not exceed 10 feet in height. All roof-mounted appurtenances shall have a minimum ten-foot setback from the parapet. Flat roofs shall have parapets of not less than 42 inches and not more than 48 inches or as may otherwise be required.
- (7) Minimum landscaped buffer areas:
 - (a) Front yard: 30 feet.
 - (b) Side yard: 20 feet.
 - (c) Rear yard: 20 feet.
- (8) Accessory building setbacks and height limitations:
 - (a) Minimum distance from principal building: 20 feet.
 - (b) Minimum distance to external lot lines: 40 feet.
 - (c) No accessory buildings or structures are permitted in any front yard.
 - (d) Maximum accessory building height: 15 feet.

B. OL-3 Zone parking and loading requirements.

- (1) The minimum number of required off-street parking spaces in the OL-3 Zone shall be in accordance with Residential Site Improvement Standards (RSIS).
- (2) A minimum of one loading space shall be provided in accordance with § 126-34 of the Borough Code.

§ 150-15.10. OL-4 Overlay 4 Zone. [Added 12-3-2020 by Ord. No. 14-20]

A. OL-4 Zone bulk requirements. The area and bulk requirements for development built in accordance with the OL-4 Overlay 4 Zone standards are set forth below. All other development shall comply with the underlying zone's area and bulk regulations, which shall remain in full force and effect.

- (1) Minimum lot area: 2.5 acres.
- (2) Maximum (gross) density.
 - (a) Tracts/lots < 3 acres: 20 units per acre.
 - (b) Tracts lots > 3 acres: 25 units per acre.
- (3) Minimum setbacks from external lot lines.

- (a) Front yard: 50 feet.
- (b) Side yard: 30 feet.
- (c) Rear yard: 30 feet.
- (4) Maximum building lot coverage: 40%.
- (5) Maximum impervious lot coverage: 60%.
- (6) Maximum principal building height: three stories/45 feet.
 - (a) Appurtenances attached to the principal building, including, but not limited to, antennas, chimneys, bulkheads, mechanical equipment, penthouses (not for human occupancy) and similar-type features shall not exceed 12 feet in height and shall not occupy more than 15% of the total roof area. Pergolas for rooftop amenity spaces shall not exceed 10 feet in height. All roof-mounted appurtenances shall have a minimum ten-foot setback from the parapet. Flat roofs shall have parapets of not less than 42 inches and not more than 48 inches or as may otherwise be required.
- (7) Minimum landscaped buffer areas.
 - (a) Front yard: 30 feet.
 - (b) Side yard: 20 feet.
 - (c) Rear yard: 20 feet.
- (8) Accessory building setbacks and height limitations.
 - (a) Minimum distance from principal building: 20 feet.
 - (b) Minimum distance to external lot lines: 40 feet.
 - (c) No accessory buildings or structures are permitted in any front yard.
 - (d) Maximum accessory building height: 15 feet.
- B. OL-4 Zone parking and loading requirements.
 - (1) The minimum number of required off-street parking spaces in the OL-4 Zone shall be in accordance with residential site improvement standards (RSIS).
 - (2) A minimum of one loading space shall be provided in accordance with § 126-34 of the Borough Code.

§ 150-16. H-1R Highway Retail and Commercial District. [Added 7-12-1984]

The following schedule applies in the H-1R Highway Retail and Commercial District:

	Dimensions
Minimum Required	H-1R
Lot area (square feet)	22,500
Lot frontage (feet)	150
Lot depth (feet)	150
Front yard setback (feet)	50
1 side yard (feet)	10
Total side yards (feet)	30
Side or rear yard which adjoins residence zone (feet)	35
Side and rear yard buffer (feet)	5
Front buffer (feet)	10
Office area in a building primarily used for warehouse (percentage)	10

	Dimensions
Maximum Permitted	H-1R
Building height (feet)	36
Building coverage (percentage)	40
Number of stories	3*
*NOTE: The number of stories permitted for a hotel shall be four, provided that the building height shall not exceed 36 feet. [Added 11-14-1985]	

§ 150-17. H-1 Highway Commercial District. [Amended 8-9-1979; 7-12-1984]

The following schedule applies in the H-1 Highway Commercial District:

	Dimensions
Minimum Required	H-1
Lot area (square feet)	10,000
Lot frontage (feet)	100
Lot depth (feet)	100
Front yard setback (feet)	50
1 side yard (feet)	10
Total side yards (feet)	30
Side or rear yard which adjoins residence zone (feet)	35
Side and rear yard buffer (feet)	5
Front buffer (feet)	10

	Dimensions
Minimum Required	H-1
Office area in a building primarily used for warehouse (percentage)	10
Building height (feet)	36
Building coverage (percentage)	40
Number of stories	3

§ 150-18. IP Industrial Park District.

The following schedule applies in the IP Industrial Park District:

	Dimensions
Minimum Required	IP
Lot area (acres)	5
Lot frontage (feet) [Amended 9-10-1981]	300
Lot width (feet) [Amended 8-9-1979]	150
Lot depth (feet)	200
Front yard (feet)	100
Side yard (feet)	50
Rear yard	50
Front, side or rear yards which adjoin residence zone (feet) ²	100

	Dimensions
Maximum Permitted	IP
Building height (feet)	35
Building coverage (percentage)	20
Improvement coverage (percentage) [Added 9-10-1981]	50
FAR (percentage) [Added 9-10-1981]	25

2. Editor's Note: The original off-street parking entry, which immediately followed this entry, was repealed 8-9-1979.