

Township of Denville, NJ
Friday, May 6, 2016

Chapter 19. Land Use

Article 5. Zone Regulations

19-5.1105A. Required conditions in the R-1A Zone.

[Ord. No. 7-87, § 5; Ord. No. 19-87, § 1; Ord. No. 1-92, § 1]

The following requirements must be complied with in the R-1A Zone:

- a. Heights. No building shall exceed 2 1/2 stories, provided, however, the building is no higher than 35 feet.
- b. Yards. There shall be a front yard and rear yard of at least 100 feet and a side yard setback of at least 50 feet.
- c. Lot area. Every lot shall contain a minimum lot area of 208,000 square feet provided that each lot shall have a minimum width of 400 feet and a minimum depth of 520 feet.
- d. Prior to the issuance of a building permit each lot shall receive site plan approval and provision shall be made for a minimum of two parking spaces.
- e. If the Planning Board has approved the use of a cluster option plan pursuant to Subsection 19-5.1110, lots shall be reduced in area to not less than 81,000 square feet measured within 360 feet of the front street property line and all of the following requirements shall be complied with in their entirety:
 1. No lot so reduced shall have a width of less than 175 feet measured along a line 100 feet from the front street property line nor a width at the front street property line on the turn-around portion of a cul-de-sac or outside curve of a curved street of less than 90 feet.
 2. Any lot in the tract facing upon an arterial street as shown on the Master Plan or Official Map shall have a minimum width at the front street property line of 175 feet.
 3. The subdivider shall comply with the requirements of Subsection 19-5.1110, Cluster option.