

Township of Denville, NJ

Friday, May 6, 2016

## Chapter 19. Land Use

### Article 5. Zone Regulations

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

[Ord. No. 2-77, § 19-5.1105; Ord. No. 16-87, § 1; Ord. No. 1-92, § 1; Ord. No. 23-97, § 1]

The following requirements must be complied with in the R-1 Residence District:

- a. Height. No building shall exceed 2 1/2 stories, provided, the building is no higher than 35 feet.
- b. Yards. There shall be a front yard of not less than 50 feet, a rear yard of at least 50 feet and side yards of at least 30 feet each.
- c. Floor area. Any floor level above the ground floor level shall have a minimum horizontal ceiling height of seven feet six inches, with side walls of not less than five feet.
- d. Lot area. Every lot shall contain a minimum lot area of 40,250 square feet measured within 230 feet of the front street property line, provided, on the turn-around portion of a cul-de-sac or outside curve of a curved street, each lot shall have a frontage along the front street property line of at least 70 feet and a lot width of at least 135 feet measured along a line 100 feet from the front street property line. If the Planning Board has approved the use of a cluster plan pursuant to Subsection 19-5.1110, lots shall be reduced in area to not less than 30,000 square feet, measured within 200 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 135 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 the outside curve of a curved street of less than 70 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.
- e. Conditional use. Conditional uses permitted solely in the R-1 zone shall be as established in, and subject to the requirements of, Subsection 19-5.1008, Affordable Housing Lot Modification AHLM.