

*Township of Denville, NJ  
Friday, May 6, 2016*

## Chapter 19. Land Use

### Article 5. Zone Regulations

#### 19-5.1108. Required conditions in the R-3 Zone.

[Ord. No. 2-77, § 19-5.1108; Ord. No. 10-90; Ord. No. 23-97, § 1; Ord. No. 10-02, § 1]

The following requirements must be complied with in the R-3 Zone:

- 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 at least 25 feet, a rear yard of at least 35 feet and side yards based on the following variable setback formula: Lot width (feet) ÷ 60 feet x 8 feet. In no instances shall the minimum side yard setback be less than eight feet for lots having widths (at setback) of less than 60 feet.
- 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 7,500 square feet measured within 125 feet of the front street property line, provided no lot shall have a minimum width measured along the front street right-of-way line of less than 60 feet.