

Township of Denville, NJ

Friday, May 6, 2016

Chapter 19. Land Use

Article 5. Zone Regulations

19-5.1109. Required conditions in the R-4 Zone.

[Ord. No. 2-77, § 19-5.1109; Ord. No. 10-02, § 2]

The following requirements must be complied with in the R-4 Zone:

- a. Height. 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 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) divided by 50 feet by five feet. In no instances shall the minimum side yard setback be less than five feet for lots having widths (at setback) of less than 50 feet.
- c. Floor area. Every dwelling hereafter erected shall have a minimum floor area of 768 square feet provided no ground floor area shall be less than 600 square feet. Any floor level above the ground floor level shall have a minimum horizontal ceiling height of seven feet four inches, and side walls of not less than four feet. Two-family residences shall have a minimum floor area of 700 square feet per family.
- d. Lot area. Every lot shall contain a minimum lot area of 5,000 square feet measured within 100 feet of the front street property line, provided, two-family dwellings shall have a lot area of 10,000 square feet which must be measured within 100 feet of the front street property line and provided further, no lot shall have a minimum width measured along the front street right-of-way line of less than 50 feet, except that two-family dwellings shall have a minimum width along the front street right-of-way line of 100 feet and a minimum width along the side street right-of-way line of 100 feet for corner lots.