

**WALL TOWNSHIP
SEPT-04
ZONE REQUIREMENTS**

ZONE	MAX GROSS Density for Subdivisions (Dwelling Units/acre)	MINIMUM LOT DIMENSIONS				MAX LOT COVERAGE		MIN YARD DEPTHS			MAX HEIGHT	
		Minimum Lot Area (Sq. Ft.)	Minimum Lot Width (Feet)	Minimum Lot Frontage (Feet)	Minimum Lot Depth (Feet)	All Buildings (%)	All Impervious Surfaces (%)	Principal Bldgs. Front Yard (Feet)	Side Yard (Feet)	Rear Yard (feet)	(Stories)	(Feet)
RESIDENTIAL												
RR-6	0.16	6 Ac	400	275	400	5	6	75	50	75	2.5	35
RR-5	0.2	5 Ac	400	275	400	6	7	75	50	75	2.5	35
RR	0.5	2 Ac	300	165	200	9	15	50	30	50	2.5	35
R-60	0.6	60,000	200	145	200	10	20	50	20	50	2.5	35
R-40	0.9	40,000	150	125	150	12	20	40	20	30	2.5	35
R-30	1.2	30,000	125	100	150	14	25	40	20	25	2.5	35
R-25	1.5	25,000	125	80	150	15	30	35	20	25	2.5	35
R-20	1.7	20,000	100	80	150	17	30	30	15	15	2.5	35
R-15	2.9	15,000	75	75	150	19	35	30	10	15	2.5	35
R-15 CRN	2.9	18,000	75	75	150	19	35	30	10	15	2.5	35
R-10	4.4	10,000	75	75	100	22	40	30	10	15	2.5	35
R-10 CRN	4.4	12,000	75	75	100	22	40	30	10	15	2.5	35
R-7.5	5.8	7,500	65	65	100	25	40	25	7.5	15	2.5	35
R-7.5 CRN	5.8	9,000	65	65	100	25	40	25	7.5	15	2.5	35
RESIDENTIAL MULTI-FAMILY												
MH/MHP	7	10 Ac	400	300	500	30	50	50	40	40	1	15
HD-8	8 (3)	10 Ac	400	300	500	30	50	100	50	50	2	30
HD-12	12 (3)	10 Ac	400	300	500	30	60	75	50	50	2	30
HIGHWAY BUSINESS												
HB-200		200,000	350	350	350	20	60	125	50	75	2	40
HB-120		120,000	250	250	250	20	65	75	30	50	2	35
HB-80		80,000	200	150	200	20	65	50	20	25	2	35
HB-40		40,000	150	150	150	20	65	50	20	25	2	30
HB-20		20,000	100	100	100	20	65	50	20	25	2	30
OFFICE BUSINESS												
OB-120		120,000	250	250	350	20	65	100	30	50	3	40
OB-40		40,000	150	150	200	20	65	100	20	25	2	30
OB-20		20,000	100	100	150	20	65	50	20	25	2	30
NEIGHBORHOOD BUSINESS												
NB		20,000	100	100	100	20	65	50	20	25	1.5	30
COMMERCIAL RECREATION												
CR-40		40 Ac	1000	1000	1000	10	20	100	100	100	3	35
CR-10		10 Ac	500	500	500	20	55	100	100	100	3	35
OFFICE RESEARCH												
OR-10		10 Ac	500	500	500	20	55	150	50	50	3	40
OR-5		5 Ac	350	350	350	20	60	100	40	40	3	40
OR-2		2 Ac	200	200	200	20	65	100	25	25	3	60
OFFICE PARK												
OP-10(4)		10 Ac	500	500	500	20	50	150	65	75	3	40
OP-2(4)		2 Ac	200	200	200	20	60	75	50	75	3	40
GENERAL INDUSTRIAL												
GI-10		10 Ac	500	350	500	25	55	100	50	75	3	40
GI-5		5 Ac	350	300	350	25	65	100	40	50	3	40
GI-2		2 Ac	200	200	200	20	65	75	25	25	3	40
AIRPORT INDUSTRIAL												
AI (1)		10 Ac	1600	1600	1600	5	15	150	150	150	2	35 (2)

NOTES:

(1) Individual Site Plans shall comply with GI-2 requirements except sites fronting Rte. 34 or Hurley Pd. Rd. shall have a 100 ft. front setback

(2) Hangers and airport towers may have a height of 50 ft.

(3) The maximum gross density for townhouses shall be 6 units per acre.

(4) For properties fronting Rte.34 between Ridgewood and Lakewood Rds.

OP-10 rear setback is 100 ft., abutting residential zone 2 story 150 ft., 3 story 175 ft.

OP-2 abutting residential zone setback for 2 story bldg is 125 ft. Height limited to 2 story, 30 ft.

All properties front setback is 100 ft.