

LAND USE AND DEVELOPMENT

300 Attachment 13

Borough of Franklin Lakes, New Jersey

Schedule of Area and Bulk Regulations

[Amended 4-14-2004 by Ord. No. 1280; 4-12-2006 by Ord. No. 1342; 9-13-2006 by Ord. No. 1353; 12-18-2007 by Ord. No. 1393; 10-19-2010 by Ord. No. 1498; 11-1-2011 by Ord. No. 1530; 8-21-2012 by Ord. No. 1553; 10-20-2015 by Ord. No. 1645; 4-5-2016 by Ord. No. 1668; 9-20-2016 by Ord. No. 1687; 9-19-2017 by Ord. No. 1723; 10-16-2018 by Ord. No. 1757; 3-19-2019 by Ord. No. 1772; 5-21-2019 by Ord. No. 1783; 10-6-2020 by Ord. No. 1820]

Zone	Minimum Lot Area (square feet)	Minimum Lot Width (feet) ⁽⁵⁾	Minimum Radius From Center Point (feet) ⁽⁶⁾	Minimum Front Yard (feet)	Minimum Side Yards (feet)	Minimum Rear Yard (feet)	Maximum Building Coverage ⁽¹³⁾	Maximum Total Coverage ⁽¹⁴⁾	Maximum Building Height (stories/feet) ⁽¹²⁾	Density/Floor Area Ratio
A-130										
1. With neither sanitary sewer nor public water	130,000	200	85	50	25	25	5%	15%	2 1/2/40	
2. With either sanitary sewer or public water	80,000	200	85	50	25	25	10%	20%	2 1/2/40	
3. With both sanitary sewer and public water	40,000, provided 80,000 sf if average grade, prior to grading, is 16%+	200	85	50	25	25	15%	25%	2 1/2/40	
4. See § 300-120C for cluster regulations.										
A-40	40,000	200	85	50 ⁽⁷⁾	25	25	15%	22 1/2% ⁽¹¹⁾	2 1/2/40	
A-40C	See § 300-120C for regulations for this zone district.									
A-22.5	22,500	150	65	50 ⁽⁷⁾	25	25	15%	20% ⁽¹¹⁾	2 1/2/40	
A-5	5,000	50	NA	20	10	25	20%	50%	2/30	
MF-AH1	See § 300-109H for regulations for this zone district.									

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MF-AH2	See § 300-112H for regulations for this zone district.									
MF-AH3	See § 300-112.1E for regulations for this zone district.									
PRD-1	See § 300-110 for regulations for this zone district.									
PRD-2	See § 300-110.1 for regulations for this zone district.									
SR	4.5 acres	100	100	28	28 ⁽⁸⁾	28	25%	60%	3/46	Multifamily: 15 du/ac Congregate care: 6 du/ac
RB-1 ⁽¹⁾	22,500	100	NA	50 ⁽⁹⁾	40 both; minimum 15 each	30	25%	75%	2/30	0.30
RB-2	2.5 acres	300	NA	45	15	30	25%	75%	2/30	0.35
RB-3	10,000	130	NA	25	35	5	20%	85%	2/30	0.30
LB-1 ⁽¹⁾⁽²⁾	40,000	200	NA	50	30	30	25%	75%	2/30	0.35
LB-2 ⁽¹⁾⁽²⁾	40,000	200	NA	50	30	30	25%	75%	2/30	0.35
OB-RL ⁽³⁾	100 acres	NA	NA	300	300	300	25%	NA	40	Minimum 0.04 Maximum 0.18
HOB-RL ⁽³⁾	100 acres	500	NA	300	300	300	25%	NA	65	
I-1 ⁽⁴⁾	60,000	200	NA	50	20	50	30%	75%	2/30	0.4
I-2 ⁽⁴⁾	60,000	200	NA	50	20	50	30%	75%	2/30	0.4
REC	NA	NA	NA	150	150	150	⁽¹⁰⁾	30% ⁽¹⁰⁾	40	NA
AHO-1	12 acres	200	NA	45	20	20	50%	80%	3/46	12 du/ac
AHO-2	2.5 acres	150	NA	45	20	20	50%	80%	3/46	14 du/ac
AHO-3	9 acres	200	NA	45	20	20	50%	80%	3/46	10 du/ac
AHO-4	1 acre	200	NA	50	20	50	50%	80%	2.5/40	13 du/ac
AHO-5	1 acre	150	NA	50	20	50	60%	80%	3/46	18 du/ac
AHO-6	1 acre	200	NA	50	20	30	60%	80%	3/46	16 du/ac
AHO-7	1.6 acres	300	NA	30	40	50	50%	70%	2.5/42	20 du total

NOTES:

(1) A thirty-foot buffer is required for the separation between any business/limited business district and a residence district. A street along the front or side in a business

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- district shall constitute a buffer strip. Construction of any kind and all parking is prohibited in a buffer strip. However, fences or walls not to exceed six feet in height are permitted in LB Zones, provided that they do not interfere with pedestrian or vehicular traffic safety.
- (2) Unoccupied open space areas with a minimum width of 15 feet shall be required along all property lines.
 - (3) See § 300-127 for supplemental regulations governing this district.
 - (4) Where an I District abuts property zoned or used for residential purposes, no building may be placed closer than 50 feet to the residential zone or property.
 - (5) The minimum required lot width shall be measured at the sixty-five-foot line in accordance with § 300-105B and as defined within § 300-98.
 - (6) Radius measured 65 feet from street right-of-way line, and equally distant at all points from the street.
 - (7) Setback required on Route 208 shall be 105 feet from right-of-way, except where a lesser setback is presently established by existing dwelling.
 - (8) A minimum distance of 38 feet shall be provided between buildings.
 - (9) May be reduced to 30 feet if no vehicular parking is provided; no lateral driveway is constructed; no paving is provided other than walkways, entrance and exit drives; and the front yard is suitably landscaped.
 - (10) See § 300-119.2C, Lot coverage.
 - (11) Where there is a pool on the property, the maximum total coverage is 25%.
 - (12) Building height: the difference between the elevation of the highest point on the roof, excluding chimneys, antennas and similar structures, and the elevation of the lowest point on the surface of the ground abutting the building anywhere along the perimeter of the foundation. The lowest point shall be measured from the existing grade at the time of the preliminary subdivision or site plan approval or at the time of the issuance of a building permit, whichever is lower. (See § 300-98.)
 - (13) Building coverage: the horizontal area measured from the exterior surface of the exterior walls of all principal and accessory buildings on a lot, which shall include decks attached to the principal building. (See § 300-98.)
 - (14) Total coverage: the part of the site that is covered by buildings, parking areas, driveways, pools, walkways or paved ancillary surfaces such as patios, tennis courts and similar structures or a surface that has otherwise been compacted or covered with a layer of material so that it is highly resistant to infiltration by water. (See § 300-98.)