

**BOROUGH OF MOUNTAINSIDE
1385 ROUTE 22
MOUNTAINSIDE, NJ 07092**

ZONING CALCULATION SHEET

Construction of Buildings, Additions, Decks, etc

This sheet is to be completed & accompanied by a current plot plan indicating the proposed project and setbacks.

R-1 ZONE

Owner: _____
Address: _____
Phone: _____

<u>Lot Requirements by Ordinance</u>	<u>Existing</u>	<u>Proposed</u>
Minimum Lot Area 20,000 S.F.	_____	_____
Minimum Lot Width 110 Feet	_____	_____
Minimum Lot Area 20,000 S.F. within 200 ft.	_____	_____
<u>Maximum Lot Coverages</u>		
Building Footprint (foundation area) Maximum 15% of lot	_____	_____
Ground Projections (porches, decks & roof overhangs) Maximum 3.75% of lot	_____	_____
Maximum Lot Coverage (This includes above figures + driveways, walkways, patios & other impermeable surfaces) Maximum 30% of lot	_____	_____
Maximum Front Yard Coverage Maximum 30%	_____	_____
Floor Area Ratio Maximum .225 Ratio, .24 Ratio with increased side yard*	_____	_____
<u>Required Setbacks</u>		
Front Yard – 30 Feet	_____	_____
Rear Yard – 30 Feet	_____	_____
Side Yards – 10% of lot width, 15%* (or 10 FT, whichever is greater), 15 Ft.*	_____	_____
Maximum Building Height – 35 Feet	_____	_____
Driveway located in the side yard (circle)	Yes/No	Yes/No

CORNER LOTS : PLEASE CONSULT WITH ZONING OFFICIAL