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-2 ZONE

Owner: _____

Address: _____

Phone: _____

Lot Requirements by Ordinance	Existing	Proposed
Minimum Lot Area **15,000 S.F.**	_____	_____
Minimum Lot Width **100 Feet**	_____	_____
Minimum Lot Area 15,000 S.F. within 150 ft.	_____	_____
Maximum Lot Coverages		
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***	_____	_____
Required Setbacks		
Front Yard – **30 Feet**	_____	_____
Rear Yard – **30 Feet**	_____	_____
Side Yards – **10% of Lot Width, 15%*** (or 10 feet, 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