

**AREA, BULK AND YARD REQUIREMENTS BY ZONING DISTRICTS IN THE BOROUGH OF RINGWOOD, NEW JERSEY**

Minimum Area Requirements					Maximum Bulk Requirements				Minimum Yard Requirements		
Zone	District	Lot Area (Sq. Ft.)	Lot Width (Ft.)	Lot Depth (Ft.)	Maximum Disturbed Land Area %**	Improved Lot Coverage %***	Lot Coverage %***	Bldg. Ht. Principal Ft. Stories	Front Yard (Ft.)	Each Side Yard (Ft.)	Rear Yard Principal / Accessory
R-20	Single -Family	20,000	100	175	50	35	25	35 2 1/2	35	15	35 / 20
R-40	Single -Family	40,000	150	200	30	25	20	35 2 1/2	35	30	50 / 35
R-40V and R-80V	Single-Family w/ Public water	40,000	150	200	See Schedule Below	25	20	35/40 2 1/2	35	30	50 / 35
	Single-Family w/o Public Water	80,000	200	250		20	18				
RT-40	One-Family & Two-Family	40,000	150	200	40	35	25	35 2 1/2	35	30	50 / 35
C-200	Conservation	200,000	200	500	10	8	5	35 2 1/2	100	75	150
CC-80	Community Commercial	80,000	200	200	—	60	25	35 2 1/2	55	35	40
CS-40	Community Shopping	40,000	200	150	—	75	25	35 2 1/2	55	35	40
NC-15	Neighborhood Commercial	15,000	100	100	—	75	25	35 2 1/2	35	15	20
NB-15	Neighborhood Business	15,000	100	100	—	75	25	35 2 1/2	35	15	20
GB-80	General Business	80,000	175	200	—	60	35	35 2 1/2	40	35	40
CR-800	Commercial Recreation	800,000	750	750	—	50	10	35 2 1/2	200	200	200
I-60	Industrial	60,000	200	300	80	60	35	40 3	75	25	75
	PROPOSED PROJECT										

Zone	Lot Area (Sq. Ft.)	Maximum Disturbed Land Area*(% of Lot)
R-40V** and R-80V	0— 40,000	30.0%
	40,001— 50,000	28.0%
	50,001— 60,000	25.0%
	60,001— 70,000	23.2%
	70,001— 80,000	21.0%
	80,001— 90,000	19.5%
	90,001—100,000	18.0%
	100,001—110,000	17.0%
	110,001—or more	16.0%

**Lot Coverage** shall mean the percentage of a lot area which is occupied by buildings and accessory structures including swimming pools, porches, decks, chimneys and other related building appurtenances but not including walkways, driveways, patios, tennis courts, open parking areas and loading areas.

**Improved Lot Coverage** shall mean the percentage of lot area which is improved with principal and accessory buildings, structures and uses including, but not limited to, driveways, tennis courts, parking areas, garages, walkways, patios, loading areas, hard surfaces or other man-made improvements. Detention or retention basins shall be excluded from such calculations provided same is constructed of natural materials.

**Maximum Disturbed Land Area** shall mean all land outside of the

allowable disturbed areas shall be left in its natural state and no trees, shrubs, vegetated ground cover, top soil or other natural features shall be moved or altered.