

LAND USE

188 Attachment 3

Township of Hillside

Schedule of Area, Yard and Bulk Requirements  
[Amended 4-20-2010 by Ord. No. O-10-003; 4-20-2010 by Ord. No. O-10-008]

Zone District	Lot Area (sq. ft. or acres)	Minimum Lot Dimensions (feet)			Minimum Required Yard Area (feet)						Maximum Building Coverage	Maximum Impervious Lot Coverage	Maximum Floor Area Ratio	Maximum Building Height	Maximum Number of Stories	Minimum Gross Floor Area	Public Schools and Government Buildings	
		Lot Frontage	Lot Width <sup>(a)</sup>	Front Yard Setback	Principal Building	Accessory Building	Total	Rear	Side	Total								
R-40	4,000	40	40	25	4	10	25%	3	3	6	40%	70%	---	35 <sup>(b)</sup>	2 1/2	>900 (1 story) <sup>(b)</sup>	<sup>(b)</sup>	
R-40T	4,000	40	40	25	4	10	25%	3	3	6	40%	70%	---	35 <sup>(b)</sup>	2 1/2	>1,900 <sup>(b)</sup>	<sup>(b)</sup>	
R-50	5,000	50	50	25	7	16	25%	3	3	6	40%	70%	---	35 <sup>(b)</sup>	2 1/2	>1,200 (1 story) <sup>(b)</sup>	<sup>(b)</sup>	
R-65	6,500	65	65	25	7	16	25%	3	3	6	40%	65%	---	35 <sup>(b)</sup>	2 1/2	>1,200 (1 story) <sup>(b)</sup>	<sup>(b)</sup>	
R-75	7,500	75	75	25	10	22	25%	3	3	6	35%	65%	---	35 <sup>(b)</sup>	2 1/2	>1,500 (1 story) <sup>(b)</sup>	<sup>(b)</sup>	
RC	10,000	100	100	6	20%	0	20%	---	---	---	60%	80%	0.35	40	3 1/2	---	---	
OC	10,000	100	100	6 <sup>(b)</sup>	20%	0	20%	---	---	---	60%	80%	0.35	55	5	---	---	
HC	10,000	100	100	50	20%	---	10	---	---	---	40%	80%	0.35	55	5	---	---	
LI	10,000	100	100	5	10	20	10	---	---	---	80%	90%	---	100	---	---	---	
HI	10,000	100	75	5 <sup>(b)</sup>	10	20	10	---	---	---	80%	90%	---	100	---	---	---	
PL	6,750	---	---	25	10	20	30	10	10	10	60%	80%	---	40	3 1/2	---	---	
C	60 acres	---	---	25	10	20	25%	10	10	10	20%	---	---	---	---	---	---	---

- (a) Lot width shall be measured at the property line except that on cut-de-sac and street curves with a radius of 50 feet or less, the lot width shall be measured at the setback line.
- (b) Public schools and government buildings shall have the following lot width: 75 feet at the property line, except that on cut-de-sac and street curves with a radius of 50 feet or less the lot width shall be measured from the setback line; the lot area shall be 6,750 square feet; the front yard shall be 25 feet; each side yard shall be 10 feet; the rear yard need not exceed 30 feet.
- (c) Corner lots shall have a setback of 10 feet on the side street.
- (d) The front yard shall be five feet, except for Route No. 22 which shall be 50 feet.
- (e) The total side yards shall equal 20% of the lot width but not less than five feet on any one side.
- (f) The side yard shall be 25% of the lot width but not less than five feet.
- (g) The rear yard shall be 25% of the lot depth but need not exceed 25 feet.
- (h) The rear yard shall be 20% of the lot depth but need not exceed 20 feet.
- (i) Maximum building coverage shall be 40% of the lot area for the principal building and no more than 50% for the principal and accessory buildings.
- (j) Maximum building coverage shall be 35% of the lot area for the principal building and no more than 50% for the principal and accessory buildings.
- (k) Maximum total building coverage, including accessory buildings and open storage area, shall be 80% of the total lot area.
- (l) Maximum building coverage shall be 60% of the lot area for the principal building and no more than 70% for the principal and accessory buildings.
- (m) The gross floor area for a single-family dwelling shall not be less than 900 square feet for a one-story dwelling not less than 1,200 square feet for a dwelling of more than one story.
- (n) The gross floor area for a two-family dwelling shall not be less than 1,900 square feet, with any one dwelling unit not being less than 950 square feet.
- (o) The gross floor area for a single-family dwelling shall not be less than 1,200 square feet for a one-story dwelling not less than 1,400 square feet for a dwelling of more than one story.
- (p) The gross floor area for a single-family dwelling shall not be less than 1,200 square feet for a one-story dwelling not less than 1,500 square feet for a dwelling of more than one story.
- (q) The gross floor area for a single-family dwelling shall not be less than 1,500 square feet for a one-story dwelling not less than 2,000 square feet for a dwelling of more than one story.
- (r) The height of the main entrance shall not exceed three feet above the finished garage floor when the garage is attached to the main building.