


**SECTION §131 – SCHEDULE OF BULK REQUIREMENTS  
LAND USE ORDINANCE OF THE TOWNSHIP OF LONG HILL**

 <b>PLANNING &amp; ZONING DEPARTMENT</b> 915 Valley Road Gillette, NJ 07933  908-647-8000 www.longhillnj.gov	<b>ZONE</b>	<b>Minimum Lot Area (Acres or Sq. Feet)</b>	<b>Minimum Lot Width (Feet)</b>	<b>Minimum Floor Area (Sq. Feet)</b>	<b>Minimum Building Width (Feet)</b>	<b>Maximum Height of Building (Stories/Feet)</b>	<b>Minimum Front Yard (Feet)</b>	<b>Minimum Side Yard (Feet)</b>	<b>Minimum Rear Yard (Feet)</b>	<b>Maximum Building Coverage (Percent)</b>	<b>Lot Coverage (Percent)</b>	<b>Floor Area Ratio</b>	<b>Buffer (Feet) (9)</b>	
	<b>C</b>	3 acres	250	1,500			2 – 1/2/35	75	25 (1)	50		15		
	<b>R-2</b>	45,000	150	1,500			2 – 1/2/35	75	25 (1)	50		20	(15)	
	<b>R-3</b>	30,000	150	1,500			2 – 1/2/35	50	25 (1)	40		20	(15)	
	<b>R-4</b>	20,000	100	1,200			2 – 1/2/35	50	10 (2)	25		25	(15)	
	<b>R-MF</b>	5 acres	300	See §132			2 – 1/2/35	50	50	50	15	40	(15)	
	<b>TH</b>			See §132			35	50	50 (3)	50		40	(15)	
	<b>R-MF-2</b>	5 acres	300	See §132			2 – 1/2/35	50	50	50	15	40	(15)	
	<b>R-MF-3</b>	20,000 SF	100	See §132			3/35	25	25	25	15	40	(15)	
	<b>SC</b>		300 (4)				3/35	60	25	50			(15)	
	<b>B-1-5</b>	5,000 SF	50	650 (ground floor)	20 (5)		2/35	10 (Max)	10 (6)	25	35	65	1.0	10
	<b>B-1-20</b>	20,000 SF	100	650 (ground floor)	20 (5)		2/35	50	20 (7)	25	20	40	.40	25
	<b>M</b>	10,000 SF	50		20 (5)		2/35	10	5	25	30	60	.40	25
<b>M-H</b>	20,000 SF	100	800 (ground floor)	20 (5)		2/35	25	20 (7)	25	20	40	.40	25	
<b>B2</b>	20,000 SF	100	800			2/35	50	20 (8)	25 (8)	20	40	.30	25	
<b>O</b>	20,000 SF	100	800			2/35	50	20 (8)	25 (8)	20	40	.30	25	
<b>B-3</b>	160,000 SF	400	350	15		2/35	150 (10)	75	100	30	60	.30	30	
<b>LI-2</b>	2 acres	300	8,000			2/35	75	40 (11)	100	40	70	.60	30	
<b>P</b>	15,000 SF	100	1,000			2 – 1/2/35	25	10	25		60	.40		

**NOTES:**

- 1** Aggregate width of side yards shall equal at least thirty (30) percent of lot width at the building line.
- 2** Aggregate width of side yards shall equal at least thirty-five (35) percent of lot width at the building line.
- 3** Except for land abutting the SC zone.
- 4** Minimum lot depth requirement is 300 feet.
- 5** If building contains more than one business unit, building width requirement shall be fifteen (15) feet. Maximum store size in M, B-1-5, M-H and B-1-20 zones shall be 3,000 square feet.
- 6** Side yard setback is reduced to zero (0) feet if property does not abut a residential use or zone.
- 7** Aggregate of both side yards must be of at least fifty (50) feet; side and rear yards shall be a minimum of thirty (30) feet when property abuts a residential use or zone.
- 8** Side and rear yards must be increased to thirty (30) feet when property abuts a residential use or zone.
- 9** Buffer is required when property abuts or is located across a street from a residential use or zone; in LI-2 zone, no building shall be built within one hundred fifty (150) feet of a residential zone. When a side or rear yard in the M zone abuts a residential use or zone, the side or rear yard building setback shall be a minimum of forty (40) feet.
- 10** Parking shall be permitted in the front yard except that no parking shall be located within twenty-five (25) feet of any right-of-way or twenty (20) feet from any property line.
- 11** For lots with a width of less than two hundred (200) feet, the minimum width for each side yard shall not be less than twenty (20) percent of the lot width, except that no side yard shall be less than thirty (30) feet.
- 12** Parking areas and driveways in all zones shall be set back at least five (5) feet from all property lines, other than; (i) from the property line which is crossed by the driveway that provides access to the lot; or (ii) when a different setback is provided in this section.
- 13** In the R-4 zone on tracts of twenty (20) acres or larger, the Schedule of Bulk Requirements shall be modified to allow the minimum required lot area to be fifteen thousand (15,000) square feet, the minimum required lot width to be fifty (50) feet, and the minimum required front yard setback to be thirty-five (35) feet, provided that the average of such areas and dimensions in the development shall not be less than those required in the Schedule of Bulk Requirements.
- 14** Planned Senior Residential Communities in the R-4 zone shall be governed by the conditional use provisions of Section 125.4 and by the following bulk requirements; minimum front yard, twenty-five (25) feet; minimum side yard, eight (8) feet; minimum rear yard, twenty-five (25) feet; and maximum lot coverage, forty (40) percent.
- 15** See Section 132.6 for floor area ratios in residential zones.

(Ord. No. 169-05 § 2; Ord. No. 208-07 § 2; Ord. No. 237-08; Ord. No. 308-13 § 3)