

**19:4-5.122 Transportation Center zone; performance standards**

(a) All uses in the Transportation Center zone shall comply with the performance standards of N.J.A.C. 19:4-7 as follows:

1. All category B performance standards shall apply, with the exception of hazardous materials, liquids, and chemicals.
2. Category A performance standards shall apply for hazardous materials, liquids, and chemicals.

**19:4-5.123 Redevelopment areas**

(a) Redevelopment areas shall be adopted by the Commission on a case-by-case basis in accordance with N.J.A.C. 19:3-5.

(b) Redevelopment areas shall be as set forth on the Official Zoning Map of the NJMC.

(c) Areas designated "in need of redevelopment" in accordance with N.J.A.C. 19:3-5 shall retain their existing zoning until the adoption of a redevelopment plan for the area.

(d) Adopted redevelopment plans shall be used as criteria in making land use decisions and shall supersede the zoning regulations herein; however, any regulation not specifically superseded by the redevelopment plan shall conform to these regulations.

**19:4-5.124 Schedule of lot size requirements and bulk regulations**

(a) The schedule of lot size requirements and bulk regulations in Table 4-1 summarizes the lot size requirements and bulk regulations for all zones. This schedule is for reference purposes only, and the full text of these regulations shall be consulted for additional requirements that may or may not appear in the schedule.

(b) The text of the regulations shall in all cases prevail over contrary provisions in the schedule of lot size requirements and bulk regulations.

Table 4-1

Schedule of Lot Size Requirements and Bulk Regulations

ZONE	LOT SIZE REQUIREMENTS			BULK REGULATIONS					
	Minimum Lot Area	Minimum Lot Width	Minimum Lot Depth	Maximum Lot Coverage	Minimum Open Space	Minimum Front Yard	Minimum Side Yard	Minimum Rear Yard	FAR
EC	—	—	—	—	—	—	—	—	—
PA	—	—	—	—	—	—	—	—	—
WR	1 acre	—	—	30%	40%	25 feet	25 feet	25 feet	0.75
LDR <sup>1c</sup>									
One/Two-family	7,500 sq. ft.	75 feet	100 feet	30%	40%	25 feet <sup>2</sup>	10 feet	20 feet	—
Townhome <sup>a</sup>	10,000 sq. ft.	100 feet	100 feet	30%	35%	25 feet <sup>3</sup>	20 feet	25 feet	—
Other <sup>b</sup>	10,000 sq. ft.	100 feet	100 feet	30%	35%	25 feet	20 feet	30 feet	—
PR <sup>4</sup>	1 acre	100 feet	—	40%	30%	25 feet	20 feet	20 feet	—
NC <sup>5</sup>	7,500 sq. ft.	50 feet	—	40%	15%	2 feet	12 feet total/ 2 feet each <sup>6</sup>	5 feet <sup>7</sup>	—
CP	3 acres	200 feet	—	50%	25%	35 feet <sup>8</sup>	30 feet	30 feet	1.25 <sup>9</sup>
RC <sup>10</sup>	3 acres	300 feet	—	40%	20%	50 feet <sup>11</sup>	40 feet	30 feet	0.75 <sup>12</sup>
HC	20,000 sq. ft.	100 feet <sup>13</sup>	—	50%	15%	25 feet	10 feet	25 feet	0.75
AF	3 acres	200 feet	—	50%	25%	35 feet	30 feet	25 feet	2.0
LI-A	3 acres	200 feet	—	60	15	50 feet	90 feet total/ 30 feet each	75 feet	2.5
LI-B	1 acre	100 feet	150 feet	50	15	35 feet	20 feet	30 feet	2.5
IA	1 acre	100 feet	150 feet	50	15	30 feet	25 feet	50 feet	1.0
IB <sup>14</sup>	3 acres	200 feet	200 feet	40	15	50 feet	30 feet	75 feet	—
HI	1 acre	100 feet	150 feet	50	15	5 feet	20 feet	30 feet	2.5
PU	1 acre	100 feet	150 feet	50	15	35 feet	20 feet	30 feet	—
SE	—	—	—	—	—	—	—	—	—
TC <sup>15</sup>	1 acre	100 feet	150 feet	70%	15	Note 16	—	—	Note 17

NOTES AND ADDITIONAL REQUIREMENTS:

<sup>1.</sup> Additional requirements:

<sup>a.</sup> Townhome—Maximum density: 10 dwelling units per acre

<sup>b.</sup> Other—Maximum building height: 35 feet

<sup>2.</sup> Or in the case where the Chief Engineer determines that the average prevailing setbacks of existing adjacent dwellings are less than 25 feet, the minimum front yard may be reduced accordingly to not less than 20 feet

3. Except where the front yard setback of a building facade is staggered, the setback may be reduced to not less than 20 feet with an average setback for the building of 25 feet

4. Additional requirement—Maximum density: 25 dwelling units per acre

5. Additional requirement—Maximum building height: 35 feet

6. Except where abutting a residential use, the minimum side yard shall be 10 feet

7. Except where abutting a residential use, the minimum rear yard shall be 10 feet

8. Additional requirements—.3 feet per foot of height of principal structure, but in no case less than the minimum

9. Not including the floor area of parking garages

10. Additional requirement—Maximum number of hotel and motel rooms per acre: 25 rooms

11. 50 feet for all structures, 25 feet for at-grade parking areas

12. Not including the floor area of parking garages, restaurants, hotels and motels

13. Except that fuel service stations, hotels and motels, and restaurants shall have a minimum lot width of 150 feet

14. Additional requirement—Maximum building height: 50 feet

15. Additional requirement—Maximum building height: 40 stories, excluding antennas

16. Minimum setback from front lot line for commercial off-street parking uses: 20 feet.

17. Maximum floor area: 4.7 million gross square feet for projects proceeding in accordance with approvals issued by the NJMC prior to February 17, 2004, and maximum FAR of 4.0 for commercial off-street parking uses, where one square foot of every two square feet of floor area shall apply to the FAR calculation

Amended by R.2009 d.40, effective January 20, 2009.  
See: 40 N.J.R. 4696(a), 41 N.J.R. 624(b).

In the entry for Zone "HC" in Table 4-1, substituted "15%" for "5" in the "Minimum Open Space" column; in the entry for Zone "TC<sup>15</sup>" in Table 4-1, substituted "70%" for "50" in the "Maximum Lot Coverage" column, inserted "Note 16" in the "Minimum Front Yard" column and substituted "Note 17" for "Note 16" in the "FAR" column; in the Notes following Table 4-1, substituted "35" for "40" in Note 5, deleted "rear" preceding "side" in Note 6, added new Note 16, recodified former Note 16 as new Note 17, and rewrote Note 17.

## SUBCHAPTER 6. SUPPLEMENTAL REQUIREMENTS

### 19:4-6.1 Nonconforming lots, uses and structures

(a) The following apply to nonconforming lots of record:

1. In any zone, notwithstanding the regulations imposed by any other provision of this chapter, a building designed for any permitted use may be erected on a lot that is not less than 25 feet in width and that consists entirely of a tract of land that:

i. Has less than the prescribed minimum lot area, width or depth;

ii. Is shown by a recorded plat or deed to have been owned separately and individually from adjoining tracts of land at a time when the creation of a lot of such size and width at such location would have been prohibited by any zoning regulation; and

iii. Has remained in separate and individual ownership from adjoining tracts of land continuously during the entire time that the creation of such lot has been prohibited by applicable zoning restrictions.

2. Construction shall comply with all the regulations (except lot area, width and depth) applicable in the zone in which the lot in question is located, provided, however, that the width of any side yard need not be greater than that derived by applying the following formula (wherein X equals the width of each required side yard):

$$\frac{X}{\text{Actual lot width}} = \frac{\text{Minimum side yard required by zoning regulations}}{\text{Minimum lot width required by zoning regulations}}$$

3. Except where otherwise permitted, no side yard shall be reduced to less than five feet for a single-family or two-family dwelling, or less than 10 feet for all other uses.

(b) The following apply to lawful nonconforming uses:

1. Any use of land or structure, or portions thereof, that does not comply with the regulations in the zone in which it is located may be continued if otherwise lawful, subject to the provisions of these regulations.

2. A nonconforming use shall not be extended, expanded, or increased in intensity, or otherwise altered so as to increase the degree of nonconformity.

3. A nonconforming use shall not be changed to any use other than a use permitted in the zone. When a nonconforming use has been changed to any permitted use, it shall not thereafter revert to a nonconforming use.

4. No nonconforming use shall be moved in whole or in part for any distance to any location on the same or any other lot, unless such use conforms to the regulations of the zone in which it is located after being so moved.