

LAND USE AND DEVELOPMENT REGULATIONS

140 Attachment 1

**Township of Wall
Schedule of Zone Requirements
January 2004
[Amended 5-12-2004 by Ord. No. 11-2004]**

Zone	Maximum Gross	Minimum Lot Dimensions				Maximum Lot Coverage		Minimum Yard Depths			Maximum Height	
	Density for Major Subdivisions (dwelling units/acres)	Minimum Lot Area (square feet)	Minimum Lot Width (feet)	Minimum Lot Frontage (feet)	Minimum Lot Depth (feet)	All Buildings (percentage)	All Impervious Surfaces (percentage)	Principal Buildings			Stories	Feet
								Front Yard (feet)	Side Yard (feet)	Rear Yard (feet)		
Residential												
RR-6	0.16	6 Ac	400	275	400	5	6	75	50	75	2.5	35
RR-5	0.2	5 Ac	400	275	400	6	7	75	50	75	2.5	35
R-R	0.5	2 Ac	300	165	200	9	15	50	30	50	2.5	35
R-60	0.6	60,000	200	145	200	10	20	50	20	50	2.5	35
R-40	0.9	40,000	150	125	150	12	20	40	20	30	2.5	35
R-30	1.2	30,000	125	100	150	14	25	40	20	25	2.5	35
R-25	1.5	25,000	125	80	150	15	30	35	20	25	2.5	35
R-20	1.7	20,000	100	80	150	17	30	30	15	15	2.5	35
R-15	2.9	15,000	75	75	150	19	35	30	10	15	2.5	35
R-15 corner lot	2.9	18,000	75	75	150	19	35	30	10	15	2.5	35
R-10	4.4	10,000	75	75	100	22	40	30	10	15	2.5	35
R-10 corner lot	4.4	12,000	75	75	100	22	40	30	10	15	2.5	35
R-7.5	5.8	7,500	65	65	100	25	40	25	7.5	15	2.5	35
R-7.5 corner lot	5.8	9,000	65	65	100	25	40	25	7.5	15	2.5	35
Residential Multifamily												
MH/MHP	7	10 Ac	400	300	500	30	50	50	40	40	1	15
HD-8	8 ³	10 Ac	400	300	500	30	50	100	50	50	2	30
HD-12	12 ³	10 Ac	400	300	500	30	60	75	50	50	2	30
Highway Business												
HB-200		200,000	350	350	350	20	60	125	50	75	2	40
HB-120		120,000	250	250	250	20	65	75	30	50	2	35
HB-80		80,000	200	150	200	20	65	50	20	25	2	35
HB-40		40,000	150	150	150	20	65	50	20	25	2	30
HB-20		20,000	100	100	100	20	65	50	20	25	2	30

NOTES:

¹ Individual site plans shall comply with GI-2 requirements, except sites fronting Route 34 or Hurley Pond Road shall have a one-hundred-foot front setback.

² Hangers and airport towers may have a height of 50 feet.

³ The maximum gross density for townhouses shall be six units per acre.

⁴ See § 140-192.1.

⁵ See § 140-197.1.

WALL CODE

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Office Business												
OB-120		120,000	250	250	350	20	65	100	30	50	3	40
OB-40		40,000	150	150	200	20	65	100	20	25	2	30
OB-20		20,000	100	100	150	20	65	50	20	25	2	30
Neighborhood Business												
NB		20,000	100	100	100	20	65	50	20	25	1.5	50
Commercial Recreation												
CR-40		40 Ac	1,000	1,000	1,000	15	40	100	100	100	3	35
CR-10		10 Ac	500	500	500	20	55	100	100	100	3	35
Office Research												
OR-10		10 Ac	500	500	500	20	55	150	50	50	3 ⁵	40 ⁵
OR-5		5 Ac	350	350	350	20	60	100	40	40	3 ⁵	40 ⁵
OR-2		2 Ac	200	200	200	20	65	100	25	25	3 ⁵	60 ⁵
Office Park												
OP-10 ⁴		10 Ac	500	500	500	20	50	150	65	75	3	40
OP-2 ⁴		2 Ac	200	200	200	20	60	75	50	75	3	40
General Industrial												
GI-10		10 Ac	500	350	500	25	55	100	50	75	3	40
GI-5		5 Ac	350	300	350	25	65	100	40	50	3	40
GI-2		2 Ac	200	200	200	20	65	75	25	25	3	40
Airport Industrial												
AI ¹		10 Ac	1,600	1,600	1,600	5	15	150	150	150	2	35 ²

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- ³ The maximum gross density for townhouses shall be six units per acre.
- ⁴ See § 140-192.1.
- ⁵ See § 140-197I.