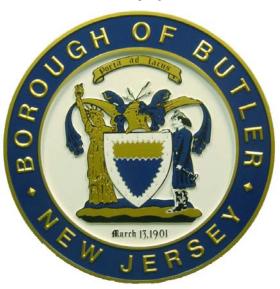
Borough of Butler

One Ace Road, Butler, New Jersey 07405 973-838-7200

Chapter 143 Land Use Ordinance

Schedules A, B, C, D 2019



§143-86E - Schedule "A"
Minimum Distances in Feet for Location of Parking
and Loading Areas and Minimum Buffer Widths
Land Use Ordinance - Borough of Butler

Zone	From Buildings [1][5]	From Street R.O.W.	From Property Lines	From Residential Districts	Buffer Width [6]
R-1 thru R-5 [2]	10'	10'	25'	25'	25
R-6	20'	50'	10'	50'	50'
R-7	20'	50'	20'	50'	50'
R-8	20'	50'	10'	50'	50'
SC	10'	10'	10'	10'	10'
CBD	10'	10'	25'	10'	10'
НС	5' [3]	25'	10' [4]	50'	50'
LI	5' [3]	50'	25'	75'	75'
LI/CBD	5' [3]	10'	10'	25'	25'

- [1] Loading areas excluded. [2] Non-residential uses only. [3] Ten (10) feet from front of building.
- [4] No setback required if parking is combined with parking on adjoining property.
- [5] No setback required if off-street parking extends under the building.
- [6] See Section 143-87 for buffer requirements.

§143-86F - Schedule "B" Off-Street Parking Space Requirements Land Use Ordinance - Borough of Butler

USES	REQUIRED PARKING SPACE
One and two family dwellings ¹ Two Bedroom Three Bedroom Four Bedroom Five Bedroom	1.5 for each dwelling unit2.0 for each dwelling unit2.5 for each dwelling unit*3.0 for each dwelling unit
Multi-family dwellings ¹ Garden Apartments Efficiency/Studio/1 Bedroom unit Two-Bedroom unit Three or more Bedroom unit	1.80 for each dwelling unit ² 2.00 for each dwelling unit * ² 2.10 for each dwelling unit ²
Townhouse Efficiency/Studio/1 Bedroom unit Two-Bedroom unit Three or more Bedroom unit	1.80 for each dwelling unit ² 2.30 for each dwelling unit * ² 2.40 for each dwelling unit ²
Senior Citizen Housing ¹	0.70 for each dwelling unit ²
* Where applications do not indicate proposed bedroom	count, this figure shall apply.
Churches, auditoriums, theaters, including school Auditoriums.	1 for each three seating spaces
Assembly halls, dance halls, community buildings, social clubs, institutions.	1 for each 100 square feet GFA
Barber Shops, Hair/Nail Salons	3 for each station/chair
Hotels, motels	1 for each sleeping room
Hospitals	2 for each bed
Nursing rest and bed convalescent homes	1 for each bed
Funeral homes, mortuaries	1 for each 100 square feet GFA
Laundromat	1 for each 50 square feet GFA
Business, Professional and Executive Offices Less than 10,000 square feet GFA 10,000 to 25,000 square feet GFA 25,000 square feet or more GFA	1 for each 150 square feet GFA 1 for each 200 square feet GFA 1 for each 250 square feet GFA
Retail Store or Service Establishment Food Sales Non-food Sales	1 for each 150 square feet GFA 1 for each 200 square feet GFA
Sit down restaurants, bars, taverns and nightclubs	1 for each 65 square feet GFA
Drive-in Restaurants	1 for each 35 square feet GFA
Fast Food Restaurant	1 for each 50 square feet GFA
Bowling Alleys Racquet Courts	4 spaces per bowling lane 4 spaces per court
Public Garages, motor vehicle service stations	1 for each 50 square feet GFA
Manufacturing and industrial uses	1 for each one thousand (1,000) square feet or fraction or fraction thereof of GFA used for inside storage or warehousing plus 1 space for each 500 square feet or fraction thereof of GFA used for manufacturing and research or testing plus 1 space for each 200 square feet or fraction thereof of GFA used for offices.
Wholesale distribution centers and warehouses	3 spaces per 1,000 square feet GFA

[1] Off street parking requirements shall meet minimum Residential Site Improvement Standards (RSIS)

1 space for each 200 square feet GFA

- [2] At least 1/2 space per unit shall be located in common parking areas.
- GFA = Gross Floor Area

Any use not listed above

Borough of Butler Schedule C Schedule of Permitted Uses	R-1 Through R-4	R-5	R-6	R-7	R-8	SC	нс	CBD	LI	LI/ CBD
Principal Use										
On-family dwellings	X	X	\mathbf{X}^{1}	X^2						
Two-family dwellings		X								
Apartments			\mathbf{X}^{1}	X^3	X					
Townhouse	X^4			X ^{5A}						
Townhouse and Apartments					X ^{5A}					
Senior Citizen Housing						X				
Public Purpose Uses	X	X	X	X	X	X	X	X	X	X
Private Parks and Beaches	X	X	X		X					
Retail Stores and Shops							X	X^{17}		X
Business and Professional Offices				X			X	X ¹⁷	X	X
Banks							X^8	X^7		
Child Care Centers (§143-151)	X^6	X^6	X^6	X^6	X	X	X	X		
Restaurants, Bars and Taverns							X^9	$X^{9,17}$		X^6
Studios (photography, music and art)							X	X		X
Printing Establishments							X	X		X
Salons, Hair & Nail; Barber Shops							X	X		X
Schools—Business, Professional, Vocational							X	X		X
Schools—Music and Dance							X	X		X
Theaters (excluding drive-in)							X	X		X
Wholesale Showrooms							X	X		X
Medical and Dental Clinics, Laboratories							X	X		X
Nonprofit clubs, lodges, fraternal. Civic, cultural and charitable organizations							X	X		X
Dry-cleaning establishments							X	X^{10}		X^{10}
Laundries ¹¹							X	X^{10}		X^{10}
Motels and Hotels							X			
Buildings intended for bowling, tennis, squash and similar sports activities							X			
Manufacturing, fabricating, assembly and treatment processes ¹²				X					X	X
Wholesale distribution centers				X					X	X
Warehouses				X					X	X
Laboratories of an experimental, research or testing nature 12									X	X
Auto body repair										X
Bus storage and maintenance										X
Public utility facilities ¹³										X

Borough of Butler Schedule C	R-1 Through	R-5	R-6	R-7	R-8	SC	нс	CBD	LI	LI/
Schedule of Permitted Uses - continued	R-4									CBD
Conditional Uses								1		т
Churches, places of religious worship §143-163	X	X	X		X					
Public & private schools teaching academic subjects §143-164	X	X	X		X					
Health care facilities §143-162	X	X	X		X					
Cemeteries §143-165	X ¹⁴									
Funeral Homes §143-166	X ¹⁵									
Apartments above businesses no longer permitted										
Drive-up banking facilities §143-168								X		X
Car Washes §143-161							X			
Service Station §143-159							X			X
Limited Service Station §143-160							X			
Limited Service Station with convenience center §143-160.1 ²⁰							X			
Automobile Sales Establishments §143-170							X			
Garden Center and Buildings Material Sales §143-171							X			
Drive-in and Fast Food Restaurants §143-172							X			
Conversions for the Elderly no longer permitted										
Community Residences §143-169	X	X	X	X						
Wireless telecommunications antennas and facilities	See § 143-173.1 for permitted locations									
Home Occupations §143-173.2	X	X	X	X	X					
Keeping of Animals §143-173.3	X	X	X	X	X					
Adult Novelties and Adult Bookstores §143-167							X			
Self Storage Facilities §143-173.4							X			
Accessory Uses										
Private Swimming Pools §143-140	X	X	X	X	X	X				
Private storage and maintenance sheds §143-139	X	X	X	X	X	X				
Private garages §143-142	X ¹⁶	X^{16}	X	X	X	X				
Parking garages					X					
Off-street parking	X	X	X	X	X	X	X	X	X	X
Garages for delivery trucks and other commercial vehicles				X			X	X	X	X
Garbage, trash and recycling enclosures	X	X	X	X	X	X	X	X	X	X
Fences and Walls §143-141	X	X	X	X	X	X	X	X	X	X
Signs (See Article XXI)	X	X	X	X	X	X	X	X	X	X
Transportable structures §143-147				X	X				X	
Employee Cafeterias				X	X				X	
Motor vehicle storage and repair										X
Temporary Exterior Storage Units §143-148.1	X	X	X	X	X					
Exterior Hydronic Heating Systems ¹⁸	X	X	X	X	X	X	X	X	X	X
Wind Energy Systems ¹⁹	X	X	X	X	X	X	X	X	X	X
		l	1	1	1	1	1	1		1

Notes: One family dwellings shall meet the requirements of R-3 Residence District One family dwellings shall meet the requirements of R-2 Residence District Low and moderate income units only may be apartments Townhouses permitted in R-2 and R-3 Districts only 5 Townhouses permitted only on properties containing at least five acres Only as a secondary use in connection with an institutional use. Drive-up facilities only as conditional use. Banks may include drive-up facilities Drive-in and fast-food restaurants are prohibited. Self-service facilities are prohibited Laundries may not employ more than four persons in addition to one owner or manager Laboratories shall be subject to performance standards of §143-149 Public utility facilities include pumping stations, metering stations, electrical switching stations, electrical substations and sewage treatment plants. Cemeteries are permitted in the R-2, R-4 and R-5 Districts only Funeral homes are permitted in the R-2, R-4 and R-5 Districts only Private garages may accommodate not more than three cars Tale out service in CBD. All retail business shall be conducted entirely from within the confines of a building. All merchandise, including carry-out and take-out food, unless delivered, shall be purchased inside the building, and no food or merchandise shall be dispensed to the customer through pickup windows or other out-of-store accommodations The operating fuel for an Exterior Hydronic Heating System shall be limited to Natural Gas, Propane, No. 2 Heating Oil and/or **Electrical Power**

Wind energy systems shall be surrounded by a Safety Area which shall be measured horizontally from the center of the structure and will include the area encompassed by a radius 125% of the height of the structure, measured from the structure's highest point to the

Limited Service Station with Convenience Centers is a conditional use in the HC Zone [Amended 10-18-2011 by Ord. No. 2011-16;

average land surface at the structure's base

2-22-2016 by Ord. No. 2016-1]

§143-118 - Schedule "D" - Area and Bulk Regulations Land Use Ordinance - Borough of Butler - Page 1

Principal Building

Accessory Buildings

Zone	Primary Use	Minimum Lot Area	Minimum Lot Front.	Minimum Lot Width	Minimum Lot Depth	Minimum Front Yard	Minimum Rear Yard	Minimum Side Yard	Min	imum Distan	се То:
	Square Feet	Feet	Feet	Feet	Feet	Feet	Feet	Feet	Side Line FT	Rear Line Ft	Other Bldg. Ft
R-1	One Fam. Dwelling	17,250	75	75	140	40 [11]	40	15	3	3	5
R-2	One Fam. Dwelling Townhouses	12,500 §143-120	75	75	125	40 [11]	40	15	3	3	5
R-3	One Fam. Dwelling Townhouses	10,250 §143-120	65	65	125	35 [11]	35	10	3	3	5
R-4	One Family Dwelling	6,250	50	50	125	35 [11]	35	10	3	3	5
R-5	One Fam Dwelling Two Fam Dwelling	6,250 9,375	50 60	50 60	125 125	35 [11]	35	10 10	3 3	3 3	5 5
R-6	One Fam. Dwelling Garden Apts.	10,250 §143-120	65	65	125	35 [11]	35	10	3	3	5
R-7	One Fam. Dwelling Townhouses	10,250 §143-121	75	75	125	40 [11]	40	15	3	3	5
R-8	Garden Apts. Townhouses/Apts.	§143-121									
SC	Senior Cit. Housing	§143-123									
CBD	Business					[1]	10 or 25 [2][3]	0 or 10 [4]	10	10	15
НС	Highway Commercial	30,000	150	150	200	50	50 [7]	25 [8]	15	15	10
LI	Light Industrial	60,000	200	200	300	50	75 [7]	25 [9]	15	10	10
LI/ CBD	Business/ Light Industrial	20,000	100	100	200	[2] 50	10 or 25[2] 50 [7]	[2] 50	10 15	10 15	15 10

§143-118 - Schedule "D" - Area and Bulk Regulations Land Use Ordinance - Borough of Butler - Page 2

		Max Buildin	g Coverage %	Max F.A.R. %		Maximum B	Maximum Building Height		Minimum Floor Area Square Feet			
Zone	Primary Use	<u>Principal</u>	Accessory		<u>Prin</u>	<u>ıcipal</u>	Acces	sory			Multi-Story	
	Square Feet	Feet	Feet		Stories	Feet	Stories	Feet	One Story	First Floor	Gross	
R-1	One Fam. Dwelling	20	4		2½	35		14	1,500	1,000	1,500	
R-2	One Fam. Dwelling Townhouses	20	4		2½	35		14	1,200	900	1,200	
R-3	One Fam. Dwelling Townhouses	20	4		2½	35		14	1,000	800	1,000	
R-4	One Family Dwelling	20	4		2½	35		14	900	600	900	
R-5	One Fam Dwelling Two Fam Dwelling	20 20	4 4		2½ 2½	35 35		14 14	900 900	600 600	900 900	
R-6	One Fam. Dwelling Garden Apts.	20	4		2½	35		14	1,000	800	1,000	
R-7	One Fam. Dwelling Townhouses	20	4		2½	35		14	1,200	900	1,200	
R-8	Garden Apts. Townhouses/Apts.								[6]			
SC	Senior Cit. Housing											
CBD	Business	80	5	100	3	35 [5]		15 [5]	700	550	1,000	
нс	Highway Commercial	20	5	30	5 [10]	60 [5]	2	35 [5]	1500 ^[13]		1,500	
LI	Light Industrial	20	5	30	5 [10]	35 [5]	3	35 [5]	3,000		3,000	
LI/ CBD	Business/Light Industrial	80 20	5 5	100 30	3 5 [10]	35 [5] 60 [5]	3	15 [5] 60 [5]	700 3,000	550 3,000	1,000 3,000	

FOOTNOTES TO SCHEDULE D

- [1] New buildings shall be at 25' from the center line of Boonton Avenue and at least 35' from the center line of Kiel Avenue.
- [2] 10' minimum, 25' minimum if building contains residentces.
- [3] 25' adjoining a residential zone.
- [4] 10' adjoining a residential zone.
- [5] See §143-135 for permitted extensions above height limit.
- [6] Minimum floor area for multi-family dwelling:

Efficiency/Studio 550 square feet
One-bedroom unit: 700 square feet
Two-bedroom unit: 900 square feet
Three-bedroom unit: 1,000 square feet

- [7] 100' adjoining a residential zone. If the height of a building at any point exceeds 35', the distance between the property line and that part of hte building which exceeds 35' inheight shall be the minimum required yard setback plus one (1) foot for each foot of height in excess of 35'. If the adjoining property is in a residential zone, the distance between the property line and that part of the building which exceeds 35' in height shall be the minimum required yard setback plus one and one-half (1½) feet for each foot of height in excess of 35'.
- [8] 50' adjoing a residential zone. If the height of a building at any point exceeds 35', the distance between the property line and that part of the building which exceeds 35' in height shall be the minimum required yard setback plus one (1) foot for each foot of height in excess of 35'. If the adjoing property is in a residential zone, the distance between the property line and that part of the building which exceeds 35' in height shall be the minimum required yard setback plus one and one-half (1½) feet for each foot of height in excess of 35'.
- [9] 75' adjoing a residential zone. If the height of a building at any point exceeds 35', the distance between the property line and that part of the building which exceeds 35' in height shall be the minimum required yard setback plus one (1) foot for each foor of height in excess of 35'. If the adjoing property is in a residential zone, the distance between the property line and that part of the building which exceeds 35' in height shall be the minimum required yard setback plus one and one-half (1½) feet for each foot of height in excess of 35'.
- [10] Buildings exceeding 35' in height are subject to additional yard setbacks as provided in Footnotes 7, 8, 9, and 10.
- [11] Existing non-conforming one and two-family uses may extend to the 35' height limitation, the front yard setback notwithstanding. The new structure must conform to the minimum side and rear setbacks, and may not exceed the existing front yard setback fo the dwelling. §143-135B/ Extensions into yards shall not be applicable to this provision. [Amended 6-16-2015 by Ord. 2015-12]
- [12] In all residential zones, playsets, swing and gym sets and similar structures shall meet the side and rear yard setbacks for accessory structures. [Amended 6-16-2015 by Ord. 2015-12]
- [13] Minimum 1,200 square feet for each store/office/unit.