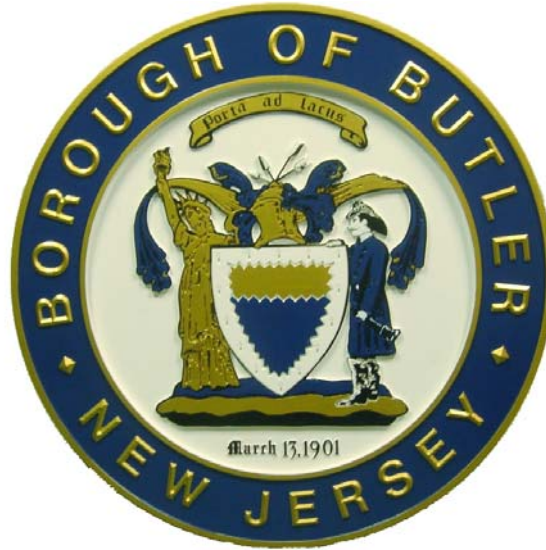


Borough of Butler

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'
HC	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
<u>One and two family dwellings</u> ¹	
Two Bedroom	1.5 for each dwelling unit
Three Bedroom	2.0 for each dwelling unit
Four Bedroom	2.5 for each dwelling unit*
Five Bedroom	3.0 for each dwelling unit
<u>Multi-family dwellings</u> ¹	
<i>Garden Apartments</i>	
Efficiency/Studio/1 Bedroom unit	1.80 for each dwelling unit ²
Two-Bedroom unit	2.00 for each dwelling unit ^{*2}
Three or more Bedroom unit	2.10 for each dwelling unit ²
<i>Townhouse</i>	
Efficiency/Studio/1 Bedroom unit	1.80 for each dwelling unit ²
Two-Bedroom unit	2.30 for each dwelling unit ^{*2}
Three or more Bedroom unit	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
<u>Business, Professional and Executive Offices</u>	
Less than 10,000 square feet GFA	1 for each 150 square feet GFA
10,000 to 25,000 square feet GFA	1 for each 200 square feet GFA
25,000 square feet or more GFA	1 for each 250 square feet GFA
<u>Retail Store or Service Establishment</u>	
Food Sales	1 for each 150 square feet GFA
Non-food Sales	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	4 spaces per bowling lane
Racquet Courts	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
Any use not listed above	1 space for each 200 square feet GFA

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

[2] At least 1/2 space per unit shall be located in common parking areas.

GFA = Gross Floor Area

Notes:	
1	One family dwellings shall meet the requirements of R-3 Residence District
2	One family dwellings shall meet the requirements of R-2 Residence District
3	Low and moderate income units only may be apartments
4	Townhouses permitted in R-2 and R-3 Districts only
5	Townhouses permitted only on properties containing at least five acres
6	Only as a secondary use in connection with an institutional use.
7	Drive-up facilities only as conditional use.
8	Banks may include drive-up facilities
9	Drive-in and fast-food restaurants are prohibited.
10	Self-service facilities are prohibited
11	Laundries may not employ more than four persons in addition to one owner or manager
12	Laboratories shall be subject to performance standards of §143-149
13	Public utility facilities include pumping stations, metering stations, electrical switching stations, electrical substations and sewage treatment plants.
14	Cemeteries are permitted in the R-2, R-4 and R-5 Districts only
15	Funeral homes are permitted in the R-2, R-4 and R-5 Districts only
16	Private garages may accommodate not more than three cars
17	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
18	The operating fuel for an Exterior Hydronic Heating System shall be limited to Natural Gas, Propane, No. 2 Heating Oil and/or Electrical Power
19	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 average land surface at the structure's base
20	Limited Service Station with Convenience Centers is a conditional use in the HC Zone [Amended 10-18-2011 by Ord. No. 2011-16; 2-22-2016 by Ord. No. 2016-1]

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

Zone	Primary Use <i>Square Feet</i>	Principal Building							Accessory Buildings		
		Minimum Lot Area	Minimum Lot Front.	Minimum Lot Width	Minimum Lot Depth	Minimum Front Yard	Minimum Rear Yard	Minimum Side Yard	Minimum Distance To:		
		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
HC	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**

Zone	Primary Use <i>Square Feet</i>	Max Building Coverage %		Max F.A.R. %	Maximum Building Height				Minimum Floor Area <i>Square Feet</i>			
		<u>Principal</u>	<u>Accessory</u>		<u>Principal</u>		<u>Accessory</u>		<u>Multi-Story</u>			
		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	20	4	_____	2½	35	_____	14	900	600	900	
	Two Fam Dwelling	20	4	_____	2½	35	_____	14	900	600	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	
HC	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	5	100	3	5	35 [5]	_____	15 [5]	700	550	1,000
		20	5	30	[10]		60 [5]	3	60 [5]	3,000	3,000	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 residences.

[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 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 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' 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 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 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'.

[9] 75' 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 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 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'.

[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 for 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.