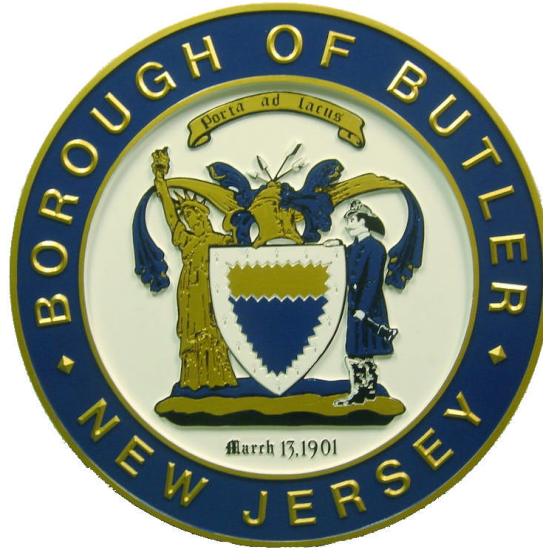


Borough of Butler

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

Chapter 143 Land Use Ordinance Schedules A, B, C, D



§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-1 & HC-2	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 [1]</u>	
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 [1]</u>	
<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
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.

**§143-118 - SCHEDULE “D”
AREA AND BULK REGULATIONS
LAND USE ORDINANCE
BOROUGH OF BUTLER**

<u>Zone</u>	<u>Primary Use</u>	<u>PRINCIPAL BUILDING</u>							<u>ACCESSORY BUILDINGS</u>		
		<u>Minimum Lot Area Square Feet</u>	<u>Minimum Lot Front Feet</u>	<u>Minimum Lot Width Feet</u>	<u>Minimum Lot Depth Feet</u>	<u>Minimum Front Yard Feet</u>	<u>Minimum Rear Yard Feet</u>	<u>Minimum Side Yard Each in Feet</u>	<u>Minimum Distance To:</u>		
									<u>Side Line Ft.</u>	<u>Rear Line Ft.</u>	<u>Other Bldg. Ft.</u>
R-1	One Family Dwelling	17,250	100	100	140	50 [11]	40	25	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 Fam. 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 [11]	35 35	10 10	3 3	3 3	5 5
R-6	One Fam. Dwelling Garden Apts.	10,250 §143-121	65	65	125	35 [11]	35	10	3	3	5
R-7	One Fam. Dwelling Town Houses Light Industrial	12,500 §143-122 §143-122	75	75	125	40 [11]	40	15	3	3	5
R-8	Garden Apts. Townhouses & Apts.	§143-121 & §143-123.2	§143-123.1								
SC	Senior Citizen Housing	§143-123									
CBD	Business	—	—	—	—	[1]	10 or 25 [2] [3]	0 or 10 [4]	10	10	15
HC-1	Highway Commercial	30,000	150	150	200	50	50 [7]	25 [8]	15	15	10
HC-2	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/Residential Light Industrial	20,000	100	100	200	[2] 50	10 or 25[2] 50 [7]	0 or 10 [4] 25 [8]	10 15	10 10	15 10

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, otherwise none required.
- [5] See §143-135 for permitted extensions above height limit.
- [6] Minimum floor area for multi-family dwellings:
 - 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 (1 1/2) feet for each foot of height in excess of 35’.

**§143-118 - SCHEDULE “D”
 AREA AND BULK REGULATIONS
 LAND USE ORDINANCE - BOROUGH OF BUTLER**

<u>Zone</u>	<u>Maximum Building Coverage %</u>		<u>Maximum Building Height</u>				<u>Minimum Floor Area Sq. Ft.</u>		
	<u>Principal</u>	<u>Accessory</u>	<u>Principal</u>		<u>Accessory</u>		<u>One-Story</u>	<u>Multi-Story</u>	
			<u>Stories</u>	<u>Feet</u>	<u>Stories</u>	<u>Feet</u>		<u>First</u>	<u>Gross</u>
R-1	20	4	2 1/2	35	—	14	1,500	1,000	1,500
R-2	20	4	2 1/2	35	—	14	1,200	900	1,200
R-3	20	4	2 1/2	35	—	14	1,000	800	1,000
R-4	20	4	2 1/2	35	—	14	900	600	900
R-5	20	4	2 1/2	35	—	14	900	600	900
	20	4	2 1/2	35	—	14	900	600	900
R-6	20	4	2 1/2	35	—	14	1,000	800	1,000
R-7	20	4	2 1/2	35	—	14	1,200	900	1,200
R-8									
SC									
CBD	80	5	3	35 [5]	—	15 [5]	[6]	— [6]	[6]—
HC-1	20	5	5 [10]	60 [5]	2	35 [5]	1,500	—	1,500
HC-2	20	5	5 [10]	60 [5]	2	35 [5]	1,500	—	1,500
LI	20	5	5 [10]	35 [5]	3	35 [5]	3,000	—	3,000
LI/CBD	80	5	3	35 [5]	—	15 [5]	[6]	— [6]	[6]—
	20	5	5 [10]	60 [5]	3	60 [5]	3,000	3,000	3,000

[8] 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 (1 1/2) feet for each foot of height in excess of 35’.

[9] Buildings exceeding 35’ in height are subject to additional yard setbacks as provided in Footnotes [7], [8], [9] and [10].

[10] Front Yard Setback Adjustment. Minimum front yard setbacks may be modified so that the minimum setback may conform to the established setbacks of existing buildings within 200 feet on the same side of the street and within the same block.

[11] In all residential zones, playsets, swing and gym sets and similar structures shall meet the side and rear yard setbacks for accessory buildings.

CONDITIONAL USES	R-4	R-5	R-6	R-7	R-8	SC	HC-1	HC-2	CBD	LI	LI/ CBD
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 - 61							X	X			
Service Stations §143 -159							X	X			X
Limited Service Station §143-160							X	X			
Limited Service Station with Convenience Center §143-160.1							X	X			
Automobile Sales Establishments §143-170							X				
Garden Center & Buildings Material Sales §143-171							X				
Drive-In & Fast Food Restaurants §143-172							X				
Limited Service Stations §143--160							X				
Conversions for the Elderly §143-160	X	X									
Community Residences §143-169	X	X	X	X							
Wireless Telecommunications Antennas and Facilities §143-173.1	----- 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				
ACCESSORY USES											
Private Swimming Pools §143-140	X	X	X	X	X	X					
Private Storage & Maintenance Shed §143-139	X	X	X	X	X	X					
Private Garages §143-142	X(16)	X(16)	X	X	X	X					
Parking Garages					X				X		
Off-Street Parking	X	X	X	X	X	X	X	X	X	X	X
Garages for Delivery Trucks & Other Commercial Vehicles				X			X	X	X	X	X
Garbage, Trash & Recycling Enclosures	X	X	X	X	X	X	X	X	X	X	X
Fences & Walls §143-141	X	X	X	X	X	X	X	X	X	X	X
Signs (See Article XXI)	X	X	X	X	X	X	X	X	X	X	X
Transportable Structures §143-147				X	X		X	X	X	X	X
Employee Cafeterias				X	X					X	
Motor Vehicle Storage & Repair											X

- [1] 1 family dwellings shall meet the requirements of R-3 Residence District.
- [2] 1 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 & R-3 Districts only.
- [5] Townhouses permitted only on properties containing at least 5 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 (4) persons in addition to one (1) owner or manager.

- [12] Laboratories shall be subject to performance standards of Section 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-1, R-2 and R-3 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 (3) cars.
- [17] Take 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 pick-up windows or other out-of-store accommodations.