

**BOROUGH OF MOUNTAINSIDE  
1385 ROUTE 22  
MOUNTAINSIDE, NJ 07092**

**ZONING CALCULATION SHEET**

Construction of Buildings, Additions, Decks, etc

**This sheet is to be completed & accompanied by a current plot plan indicating the proposed project and setbacks.**

**R-3 ZONE**

Owner: \_\_\_\_\_

Address: \_\_\_\_\_

Phone: \_\_\_\_\_

**Lot Requirements by Ordinance**

**Existing**

**Proposed**

Minimum Lot Area **10,000 S.F.**

\_\_\_\_\_

\_\_\_\_\_

Minimum Lot Width **75 Feet**

\_\_\_\_\_

\_\_\_\_\_

**Maximum Lot Coverages**

Building Footprint (foundation area)  
**Maximum 15% of lot**

\_\_\_\_\_

\_\_\_\_\_

Ground Projections (porches, decks & roof overhangs)  
**Maximum 3.75% of lot**

\_\_\_\_\_

\_\_\_\_\_

Maximum Lot Coverage  
(This includes above figures + driveways, walkways,  
patios & other impermeable surfaces)  
**Maximum 30% of lot**

\_\_\_\_\_

\_\_\_\_\_

Maximum Front Yard Coverage  
**Maximum 30%**

\_\_\_\_\_

\_\_\_\_\_

Floor Area Ratio  
**Maximum .225 Ratio, .24 Ratio  
with increased side yard\***

\_\_\_\_\_

\_\_\_\_\_

**Required Setbacks**

Front Yard – **30 Feet**

\_\_\_\_\_

\_\_\_\_\_

Rear Yard – **30 Feet**

\_\_\_\_\_

\_\_\_\_\_

Side Yards – **10% of lot width, 15%\***  
(or 10 Ft., whichever is greater), **15 Ft\***

\_\_\_\_\_

\_\_\_\_\_

Maximum Building Height – **35 Feet**

\_\_\_\_\_

\_\_\_\_\_

Driveway located in the side yard (circle)

Yes/No

Yes/No

**CORNER LOTS : PLEASE CONSULT WITH ZONING OFFICIAL**