

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-2 ZONE

Owner: \_\_\_\_\_  
Address: \_\_\_\_\_  
Phone: \_\_\_\_\_

Lot Requirements by Ordinance

Minimum Lot Area **15,000 S.F.**

Existing  
\_\_\_\_\_

Proposed  
\_\_\_\_\_

Minimum Lot Width **100 Feet**

\_\_\_\_\_

\_\_\_\_\_

Minimum Lot Area **15,000 S.F. within 150 ft.**

\_\_\_\_\_

\_\_\_\_\_

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 feet, 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