

ZONING

Borough of Old Tappan

Zoning, Area and Bulk Schedule for Old Tappan, New Jersey [Amended 2-22-2005 by Ord. No. 876-05; 11-21-2005 by Ord. No. 886RR-05]

Type of Zone	Minimum Lot Dimensions				Improved Lot Coverage (%)	Floor Area Ratio (FAR) ⁸	Maximum Height of Building to Ridge Line			Minimum Yards Interior Lots				Minimum Yards, Corner Lots	
	Area (square feet)	Width (feet)	Depth (feet)	Coverage Maximum (%)			Principal Building		Accessory	Front Depth (feet)	Rear Depth (feet)	Side Yards ⁶		Front and Rear Yards ⁷	
							(stories)	(feet)				(feet)	Sum-Both (feet)	Each-Minimum (feet)	Side Street Side
RA-40	40,000	150	200	15	30	0.16	2 1/2	35	14	50	50	50	20	50	20
RA-40-CC	40,000	150 ¹	200 ¹	15 ¹	30 ¹	0.16	2 1/2	35	14	50 ¹	50 ¹	50 ¹	20 ¹	50 ¹	20 ¹
RA-30-LA	12,500-17,999	100	125	25	50	0.26	2 1/2	35	14	35	30	30	15	35	15
	18,000 ⁴	120	150	25				35	14	40	35	40	20	40	20
RA-25	25,000	125	175	20	40	0.22	2 1/2	35	14	40	40	35	10	40	10
RA-25-CC	26,000	125 ²	175 ²	20 ²	40 ²	0.22	2 1/2	35	14	40 ²	40 ²	35 ²	10 ²	40 ²	10 ²
RA-25-NL	25,000	100	140	25	40	0.22	2 1/2	35	15	40	40	35	10	40	10
RA-15	15,000	100	125	25	50	0.26	2 1/2	35	14	35	30	25	10	35	10
RA-10	10,000	100	100	30	55	0.28	2 1/2	35	14	35	25	25	10	30	10
Conditional Use						—									
Planned Residential	435,000	200	300	25	60	—	3	35	14	50	50	50	25	50	25
RB-130 Single-Family	25,000	125	175	20	—	—	2 1/2	35	14	40	40	35	10	40	10
Low- and Moderate-Income Housing	130,000	150	200	25	60	—	3	35	14	40	40	50	25	40	20
B1	30,000 ³	150 ³	200	25	70	—	1	25	14	— ⁴	25	30	15	25	15
				20	70	—	2								
B2	40,000	150	200	25	70	—	1	25	14	100	50		30	50	30 ⁵
				20	70	—	2								
ES	100,000	200	300	10	25	—	2 1/2	35	12	60	100	60	30	60	30

NOTES:

¹ In an approved residential cluster development, the dimensions of the RA-25 District shall apply.

² In an approved residential cluster development, the dimensions of the RA-15 District shall apply.

³ Where more than one business use at grade level is planned, and a structure is to include more than one such use, an additional 25 feet of frontage and 10,000 square feet of lot area for each use shall be required for each minimum lot.

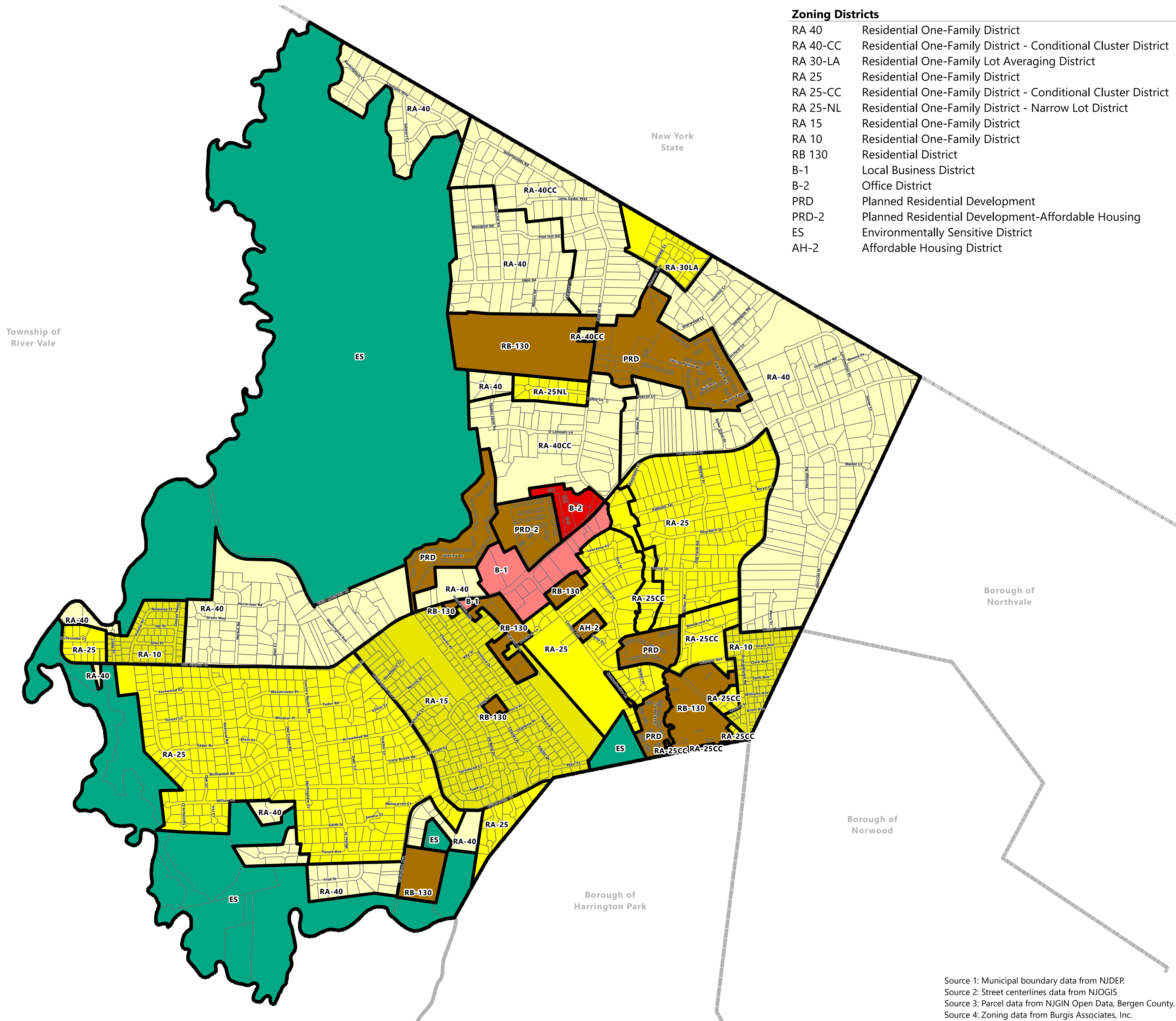
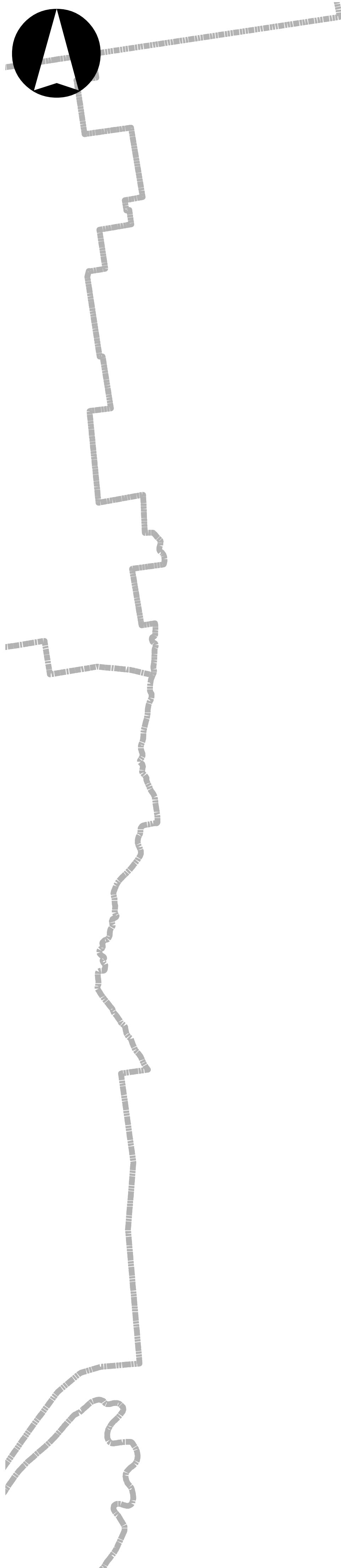
⁴ One hundred feet north side of Old Tappan Road; 45 feet south side of Old Tappan Road.

⁵ Fifty feet if interior lot line abuts residential zone.

⁶ Two required.

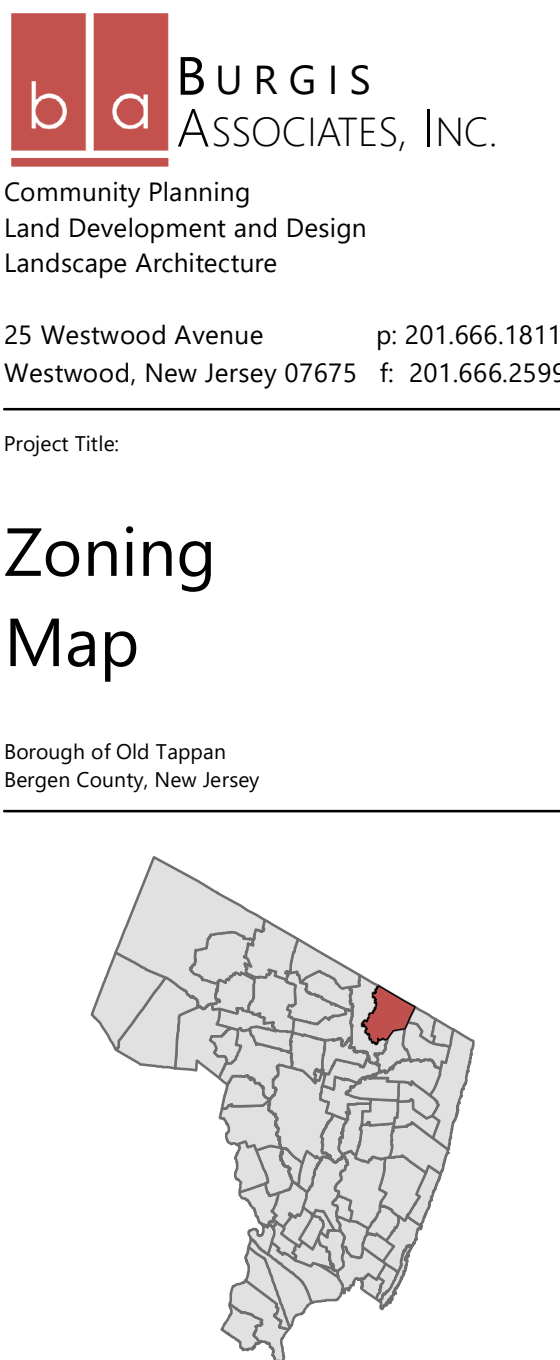
⁷ As for interior lots, side yards two required.

⁸ Refer to Table B for FAR of oversize parcels.



Zoning Districts

RA 40	Residential One-Family District
RA 40-CC	Residential One-Family District - Conditional Cluster District
RA 30-LA	Residential One-Family Lot Averaging District
RA 25	Residential One-Family District
RA 25-CC	Residential One-Family District - Conditional Cluster District
RA 25-NL	Residential One-Family District - Narrow Lot District
RA 15	Residential One-Family District
RA 10	Residential One-Family District
RB 130	Residential District
B-1	Local Business District
B-2	Office District
PRD	Planned Residential Development
PRD-2	Planned Residential Development-Affordable Housing
ES	Environmentally Sensitive District
AH-2	Affordable Housing District



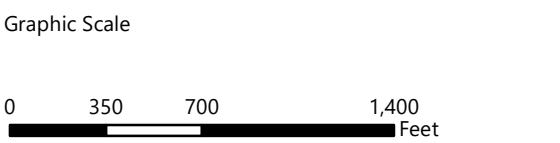
Legend

 Municipal Boundary
 Parcels
 Zoning Boundaries

Rev	Description	Date	Dwn	Ckd
-----	-------------	------	-----	-----

Dwg. Title

Zoning Map



Joseph H. Burgis PP, AICP
Professional Planner
New Jersey License Number 2450

Project No.	3890.05
Sheet No.	1 of 1
Date	11.28.22
Drawn	DN
Scale	1' = 700"

Dwg. No.

zoning map 24x36

2022 Copyright BA - Not To Be Reproduced

Source 1: Municipal boundary data from NJDEP.
Source 2: Street centerlines data from NJOGIS
Source 3: Parcel data from NJGIN Open Data, Bergen County.
Source 4: Zoning data from Burgis Associates, Inc.