

**CODE OF THE BOROUGH OF OLD TAPPAN NEW JERSEY, v4.1 Updated
02-15-2006 PART II GENERAL LEGISLATION / Chapter 255 ZONING ARTICLE I,
General Provisions / § 255-4. Definitions.**

FLOOR AREA -- The sum of the gross horizontal areas of the several floors of a building. Except as provided hereinbelow, the computation of floor area ratio does not include basements and garages that are at or below basement level, decks, patios, and noninhabitable areas such as sheds and attics. In the RA-10 and RA-15 Zones the computation of floor area ratio does not include anyone ort wo cargarages whether or not the garage is above, at or below basement level. In the RA-10 and RA-15 Zones, if the garages are above basement level and there are three or more garages then only the area of the first two garages are excluded for purposes of computation of floor area. [Added 2-22-2005 by Ord. No. 876-05; amended 11-21-2005 by Ord. No 886RR-05]

FLOOR AREA RATIO (FAR) -- The sum of the area of all floors of the existing or new buildings or structures compared to the total area of the property on which the structures are located expressed as a percentage. [Added 2-22-2005 by Ord. No. 876-05]

**CODE OF THE BOROUGH OF OLD TAPPAN, NEW JERSEY, v4.1 Updated
02-15-2006 / PART II GENERAL LEGISLATION / Chapter 255, ZONING / Zoning,
Area and Bulk Schedule**

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			Min
					to Eave Line					
	Coverage				Principal Building		Accessory		Front	
	Area	Width	Depth	Maximum						Depth
	(square feet)	(feet)	(feet)	(%)			(stories)	(feet)	(feet)	(feet)
RA-40	40,000	150	200	15	30	0.16	2 1/2	35	14	50
RA-40-CC	40,000	150 ¹	200 ¹	15 ¹	30 ¹	0.16	2 1/2	35	14	50 ¹
RA-30-LA	12,500-17,999	100	125	25	50	0.26	2 1/2	35	14	35
	18,000 ⁴	120	150	25				35	14	40
RA-25	25,000	125	175	20	40	0.22	2 1/2	35	14	40
RA-25-CC	26,000	125 ²	175 ²	20 ²	40 ²	0.22	2 1/2	35	14	40 ²
RA-25-NL	25,000	100	140	25	40	0.22	2 1/2	35	15	40
RA-15	15,000	100	125	25	50	0.26	2 1/2	35	14	35
RA-10	10,000	100	100	30	55	0.28	2 1/2	35	14	35
Conditional Use						—				
Planned Residential	435,000	200	300	25	60	—	3	35	14	50

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RB-130 Single-Family	25,000	125	175	20	—	—	2 1/2	35	14	40
Low- and Moderate-Incom e Housing	130,000	150	200	25	60	—	3	35	14	40
B1	30,000 ³	150 ³	200	25	70	—	1	25	14	— ⁴
				20	70	—	2			
B2	40,000	150	200	25	70	—	1	25	14	100
				20	70	—	2			
ES	100,000	200	300	10	25	—	2 1/2	35	12	60

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.

**CODE OF THE BOROUGH OF OLD TAPPAN, NEW JERSEY, v4.1 Updated
02-15-2006 / PART II GENERAL LEGISLATION / Chapter 255, ZONING / Table B -
Floor Area Ratios for Oversize Lots**

Table B - Floor Area Ratios for Oversize Lots

[Added 2-22-2005 by Ord. No. 876-05; amended 11-21-2005 by Ord. No. 886RR-05]

Parcel Size (square feet)		FAR	Maximum Total Floor Area (square feet)
Minimum	Less Than		
RA-40 and RA-40-CC Zones			
40,000	45,000	0.160	
45,000	50,000	0.150	
50,000	55,000	0.140	
55,000	60,000	0.130	
60,000	65,000	0.125	
65,000	70,000	0.120	
70,000	75,000	0.110	
75,000	80,000	0.105	
Greater than 80,000		N/A	8,400 (max.)
RA-25, RA-25-CC and RA-25-NL Zones			
25,000	27,500	0.22	
27,500	30,000	0.21	
30,000	32,500	0.20	

32,500	35,000	0.19	
35,000	37,500	0.18	
37,500	40,000	0.17	
40,000	45,000	0.16	
45,000	50,000	0.15	
Greater than 50,000		N/A	7,500 (max.)
RA-15 and RA-30-LA Zones			
15,000	17,500	0.26	
17,500	20,000	0.25	
20,000	22,500	0.24	
22,500	25,000	0.23	
25,000	27,500	0.22	
27,500	30,000	0.21	
Greater than 30,000		N/A	6,300 (max.)
RA-10 Zone			
10,000	12,500	0.28	
12,500	15,000	0.27	
15,000	17,500	0.26	
17,500	20,000	0.25	
Greater than 20,000		N/A	5,000 (max.)