

**Township of Wyckoff
Schedule 2
Schedule of Dimensional Requirements
Affordable Housing Zones
[Added 10-6-1992 by Ord. No. 1146]**

Zone	Housing Type	Minimum Lot Size	Maximum Density (a) (dwelling units per acre)	Maximum Height (stories/feet)	Minimum Yards (feet)			Minimum Frontage (feet)(b)	Minimum Tract Setback (feet)(c)	Minimum Buffer Area (feet)(d)	Maximum Building Coverage (%)	Maximum Total Impervious Coverage (%)	Minimum Distance Between Buildings			Windowless Wall to Windowless Wall (feet)	Window Wall to Windowless Wall (feet)	Minimum Setback From Streets and Common Parking Areas (feet)			
					Front	Side (one/both)	Rear						Window Wall to Window Wall					Any Building Face to Internal Local Street Curb	Any Building Face to Collector or Arterial Street Right-of-Way	Any Building Face to Common Parking Area	Minimum Common Open Space (%)
													Front to Front (feet)	Rear to Rear (feet)	End to End (feet)						
MF/AH	Multifamily	2 acres	10	2½/35	--	--	--	--	50	25	35	60	75	50	30	20	25	25	50	12	--
	Single-family detached	7,500 square feet	--	2½/35	25	5/15	25	75	--	--	--	60	--	--	--	--	--	--	--	--	--
	Two-family	10,000 square feet	--	2½/35	25	8/20	25	90	--	--	--	60	--	--	--	--	--	--	--	--	--
	Single-family attached	2,500 square feet	--	2½/35	25	(f)(f)	25	25	--	--	--	60	75	50	30	20	25	--	--	--	25
SF/AH	Single-family detached	11,000 square feet	--	2½/35	30	10/40	30	100	--	--	--	30	--	--	--	--	--	--	--	--	--
SD/AH	Site No. 6	4 acres	--	2½/35(g)	See § 186-49C(4) for setback requirements.					5(h)	35	60	75	50	30	20	25	20(i)	25	5	25
	Site No. 7	4 acres	--	2½/35(g)						0(h)	35	60	75	50	30	20	25	20(i)	25	5	25

NOTES:

- (a) Maximum density per net developable acre. Net developable acre shall consist of all lands outside of wetlands and buffers, floodplains, and areas within stream encroachment lines.
- (b) Thirty feet on a cul-de-sac.
- (c) A fifty-foot minimum setback shall be maintained between buildings and all exterior property lines other than the street rights-of-way. A twenty-five-foot minimum setback shall be maintained between all parking areas and exterior property lines.
- (d) Minimum buffer area along all exterior property lines [see § 186-49A(4)(e)], except for SD/AH Zone.
- (e) Including accessory buildings.
- (f) The minimum distance between end units shall be twenty (20) feet.
- (g) Height measured from the peak of a flat or gambrel roof and the average between the peak and eaves of a pitched roof building.
- (h) Minimum buffer areas, bermed, landscaped and unoccupied except for entrance roads, utilities, signs, fences and gate house.
- (i) Any building face to municipal local street curb (not on-site internal circulation driveway).