

TOWNSHIP OF MAHWAH  
ORDINANCE NO. 1897

AN ORDINANCE OF THE TOWNSHIP OF MAHWAH, AMENDING AND SUPPLEMENTING CHAPTER XXIV "ZONING" OF THE LAND DEVELOPMENT CODE TO ESTABLISH BULK STANDARDS FOR THE MULTI-FAMILY 1 AND 2 HOUSING DISTRICTS

WHEREAS, Mahwah Township has a constitutionally-mandated requirement to provide affordable housing; and

WHEREAS, the Township Council desires to create opportunities for the creation of affordable housing within the Township; and

WHEREAS, the Township Council has previously adopted ordinance creating the Multi-Family 1 and 2 Housing Districts; and

WHEREAS, the associated Schedule of Regulations was inadvertently omitted from the previously adopted ordinances creating the Multi-Family 1 and 2 Housing Districts; and

NOW THEREFORE, BE IT ORDAINED by the Township Council of the Township of Mahwah as follows:

Section 1. The Land Development Code, Chapter XXIV "Zoning", Subsection §24.4.1 "Schedules of Regulations" is hereby amended and supplemented with the following new underlined as shown in the attached Zoning Schedule of Area, Bulk and Yard Requirements, which is attached to the end of this document.

Section 2. If any section, paragraph, sub-section, clause or provision of this ordinance shall be declared invalid by a court of competent jurisdiction, such decision shall not affect the validity of this ordinance as a whole or any part thereof.

Section 3. All ordinances or parts of ordinances of the Township heretofore adopted that are inconsistent with any of the terms and provisions of this ordinance are hereby repealed to the extent of such inconsistency.

Section 4. This Ordinance shall take effect twenty (20) days after final passage, adoption and publication according to law.

**ZONING SCHEDULE OF AREA, BULK AND YARD REQUIREMENTS  
TOWNSHIP OF MAHWAH**

Zone	District	Minimum Area Requirements			Maximum Bulk Requirements				Minimum Yard Requirements					
		Lot Area	Lot Width	Lot Depth	Improved Lot Coverage	Lot Coverage	Bldg. Ht. Principal**	Front Yard	Side Yard		Rear Yard			
		(Sq. Ft.)	(Ft.)	(Ft.)	(%)	(%)	Feet Story	(Ft.)	(Ft.)	(Ft.)	(Ft.)			
C-200	Conservation				See Schedule of Area, Bulk and Yard Requirements for C-200 Conservation District.									
B-80	One-Family	80,000	200	800	80	10	85	2 1/2	60	40	80	60		
R-40	One-Family	40,000	150	175	80	15	85	2 1/2	40	80	60	40		
R-20	One-Family	20,000	100	150	40	20	85	2 1/2	35	20	40	35		
R-15	One-Family	15,000	80	125	40	20	85	2 1/2	30	10	25	30		
R-10	One-Family	10,000	75	100	40	25	85	2 1/2	30	10	25	30		
R-5	One-Family	5,000	50	100	40	30	85	2 1/2	25	6	18	25		
R-11	One-Family	5,000	50	100	40	30	85	2 1/2	25	6	18	25		
GA-200	Two-Family	11,000	80	100	50	30	85	2 1/2	25	10	25	25		
	One-Family	10,000	75	100	40	25	85	2 1/2	30	10	25	30		
	Garden Apt.	200,000	800	400	70	30	35	2 1/2	60	30	60	75		
FRD-4	One-Family	20,000	100	150	40	20	85	2 1/2	35	20	40	35		
	Other Uses (PRD)				40	20	85	2 1/2	35	20	40	35		
PRD-6	One-Family	20,000	100	150	40	20	85	2 1/2	35	20	40	35		
	Other Uses (PRD)				40	20	85	2 1/2	35	20	40	35		
RM-6	One-Family	20,000	100	150	40	20	85	2 1/2	35	20	40	35		
	Mobile Homes	400,000	400	500	50	30	35	2 1/2	35	20	40	35		
B-200	Shopping Center	200,000	300	400	80	40	40	3	75	40	75	75		
B-40	Highway Business	40,000	150	200	80	40	40	3	75	20	40	40		
B-12	General Business	12,000	80	100	80	40	40	3	40	15	30	40		
B-10	Neighborhood Business	10,000	80	100	80	50	40	3	10	10	20	40		
OP-200	Office Park	200,000	800	400	80	30	800	25						
IP-120	Industrial Park	120,000	800	400	70	35	40	3	80	40	75	65		
GI-80	General Industry	80,000	200	300	80	40	40	3	50	25	50	65		
CEM	Cemetery	200,000	800	400	..	85	35	..						
FP	Flood Plain													
OMB/R-40	Cont. Econ. Dev't.													
BZ	Buffer Zone													
PRD-4S	Adult/Patio Housing													
*L.O.D.	Limited Office District	80,000	200	200	80	5	85	2	60	30	60	40		
CB	Community Business	80,000	300	400	70	5	40	3	75	40	80	75		
PED	Public Education District	87,120 (2 acres)	150	300	85	30	85	2 1/2	35	25	50	35		
MF-1	Multi-Family-1	4.5 acres	.	.	80	20	35	2	25	15	30	20		
MF-2	Multi-Family-2	21,780	75	100	70	20	35	2	25	10	30	25		

\* One parking space required for each 125 square feet.  
 \*\* See subsection 24-5.2 concerning height limits in the OP-200 Zone.  
 (Ord. #574; Ord. #622; Ord. #815; Ord. #860; Ord. #883; 1976 Code Ch. 178; Ord. #955, §5; Ord. #1036, §III; Ord. #1161; Ord. #1211, §III; Ord. #1252, §1; Ord. #1268; Ord. #1324, §§I, II; Ord. #1448)

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Dated: May 5, 2020

Attest

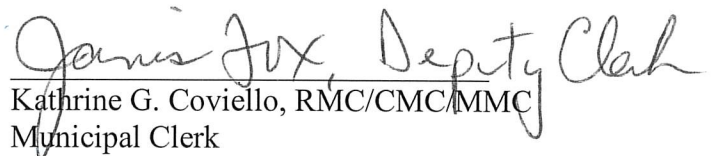


David May  
Council President



Kathrine G. Coviello  
Municipal Clerk

I, Kathrine G. Coviello, Municipal Clerk of the Township of Mahwah, hereby certify that the within Ordinance was passed and adopted at a meeting of the Township Council held on the 23 day of April, 2020.



Kathrine G. Coviello, RMC/CMC/MMC  
Municipal Clerk