

LAND DEVELOPMENT

315 Attachment 1

**Township of Bloomfield
Zoning Ordinance
Schedule A: Bulk and Setback Regulations**

	Zone	Minimum				Maximum					
		Lot Area	Lot Width (feet)	Front Yard (feet)	Rear Yard (feet)	Side Yard (feet)	Accessory Building, Side, Rear Yards (feet)	Building/Lot Coverage/FAR		Height	
R-1A	Single-Family Low-Density Residential	5,000 square feet	50	25	25	6 min.	14 aggr.	5	20% / 45% / 0.5		2.5 stories/ 40 feet
R-1B	Single-Family Medium-Density Residential	4,000 square feet	40	20	25	6		5	25% / 60% / 0.5		2.5 stories/ 40 feet
R-2A	Two-Family Lower-Density Residential	5,000 square feet	50	20	25	6 min.	14 aggr.	5	25% / 60% / 0.5		40 feet
R-2B	Two-Family Higher-Density Residential	4,000 square feet	40	20	25	6		5	25% / 60% / 0.5		40 feet
R-G	Multifamily Apartment Residential	40,000 square feet	100	20	30	10	10	30% / 80% / None See § 315-38B(5)(d)		See § 315-38B(5)(h)	
R-T	Single-Family Townhouse Residential	43,560 square feet	See § 315-38C(4)								
R-H	High-Rise Residential	40,000 square feet	200	35	30	10	10	20% / 80% / None		150 feet	
B-2	Neighborhood Business	—	—	—	—	—	—	100% nonresidential	90% if includes residential	40 feet	
CBD	Central Business District	—	—	10 max	—	—	—	100%		120 feet	

BLOOMFIELD CODE

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CC	Community Commercial	1 acre	150	50	35	35	10	85% lot coverage; 15% open space	40 feet
CORD	Commuter-Oriented Residential District	See § 315-38G							
PO/R	Professional Office/Residential	10,000 square feet	100	25 excluding front yard parking	30	10	10	35%/70%/0.6	40 feet
RO	Regional Office	3.5 acres	250	40	40 structure; 10 parking	40 structure; 10 parking	40	35%/ 65%/None	55 feet
CD	College District Overlay	5,000 square feet	50	25	25	10	5	40%/70%**/None	60 feet (lots of 10,000 square feet or more) 40 feet (lots less than 10,000 square feet)
M-1	Industrial	1 acre	150	20*	20*	10	10	65%/85%/None	60 feet
PI	Private Institutional	10 acres	300	100	75	50	50	65%/85%/None	40 feet
BSRD	Bloomfield Station Redevelopment District	As per Redevelopment Plan Standard							

NOTES:

* Double when abutting residential zone.

** Parking lots as principal uses are subject only to parking lot setbacks and landscaping requirements.

**PLEASE SEE THE ENTIRE CHAPTER 315 AND MORE SPECIFICALLY 315-35
ANY QUESTIONS, PLEASE ASK THE ZONING OFFICER**