



WILLIAM GALESE
MAYOR

TOWNSHIP OF FAIRFIELD

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ZONING DEPARTMENT

Required zoning information R-1 zone (not within the floodplain overlay district or existing dwelling which are exempt from the overlay zone requirements). All residential building permit applications must include the following information where applicable:

Bulk Item

Required

Lot Size

R-1 15,000 s.f. min

SETBACKS:

Front Yard

35' minimum

Side Yard

15' minimum

Total Both Sides

30' minimum

2nd Story Side Yard

15' minimum

2nd Story Total Both Sides

40' minimum but not less than 40%
of lot width

Rear Yard

40' minimum

Building Height

2.5 stories/35' maximum

Building Length

60% of lot width maximum for lots with a
width of a minimum 120'

Building Coverage

20% maximum

Impervious Coverage

35% maximum

Floor Area Ratio

30% maximum

2nd Story Floor Area

75% maximum of building coverage
maximum

Notes: Setbacks are vertical planes which may not be penetrated by any part of the principal structure including roof overhangs, cantilevers, decks, porches, steps, fireplace projections, etc.

Building Height: Building height shall be measured as follows: The vertical distance measured from the original grade, measured ten feet from the building, or structure foundation, at 20-foot intervals around the building or structure (and at all points opposite corners of the building or structure where the ten-foot lines intersect) to the highest roof beams on a flat roof, to the deck level on a mansard roof, and to the highest ridge line for gable, hip and gambrel roofs. If the building or structure wall is less than forty feet in length, the measurements shall be taken at the midpoint of the wall. Where a retaining wall bisects the ten-foot dimension, an additional measurement shall be taken using the average height between the top and bottom of the retaining wall.