

R-1

Zoning Ordinance
 City of Lambertville • Hunterdon County

April 16, 2001

Use	Single Family	Elderly Boarding Home	Clinic & House of Worship	Municipal Use	Other use
Minimum lot size	7,500 sf.	30,000 sf.	1 acre	7,500 sf.	3 acres
Minimum lot frontage	75 ft.	150 ft.	150 ft.	75 ft.	200 ft.
Minimum lot width at the building line	75 ft.	150 ft.	150 ft.	75 ft.	300 ft.
Maximum Building Coverage	40%	25%	25%	70%	20%
Maximum Lot Coverage	60%	60%	75%	N/A	50%
Principal Building Minimum Yard Depths and Height Limitations					
Front Yard	25 ft. ⁽¹⁾	25 ft.	30 ft.	25 ft.	30 ft.
Side Yard	10 ft.	20 ft.	20 ft.	10 ft.	30 ft.
Rear Yard	30 ft.	40 ft.	40 ft.	30 ft.	50 ft.
Maximum Height	35 ft.	35 ft., or 2½ stories	35 ft., or 2 stories ⁽²⁾	40 ft.	35 ft.
Accessory Building Minimum Yard Depths and Height Limitations					
Front Yard	N.P.	N.P.	N.P.	N.P.	N.P.
Side Yard	5 ft. ⁽³⁾	20 ft.	20 ft.	10 ft.	20 ft.
Rear Yard	5 ft. ⁽³⁾	25 ft.	25 ft.	10 ft.	25 ft.
Max. Height	15 ft.	25 ft.	25 ft.	25 ft.	20 ft.

N.P. = Not a permitted location.

(1) - In blocks where more than 50 percent of the properties abutting a common street line are developed, the front yard of the principal building may be the average of all the existing setbacks on the same side of the street of the block.

(2) - Houses of worship may extend to 45 feet in height.

(3) - ECHO units shall be a minimum of 10 feet from the side or rear property line.