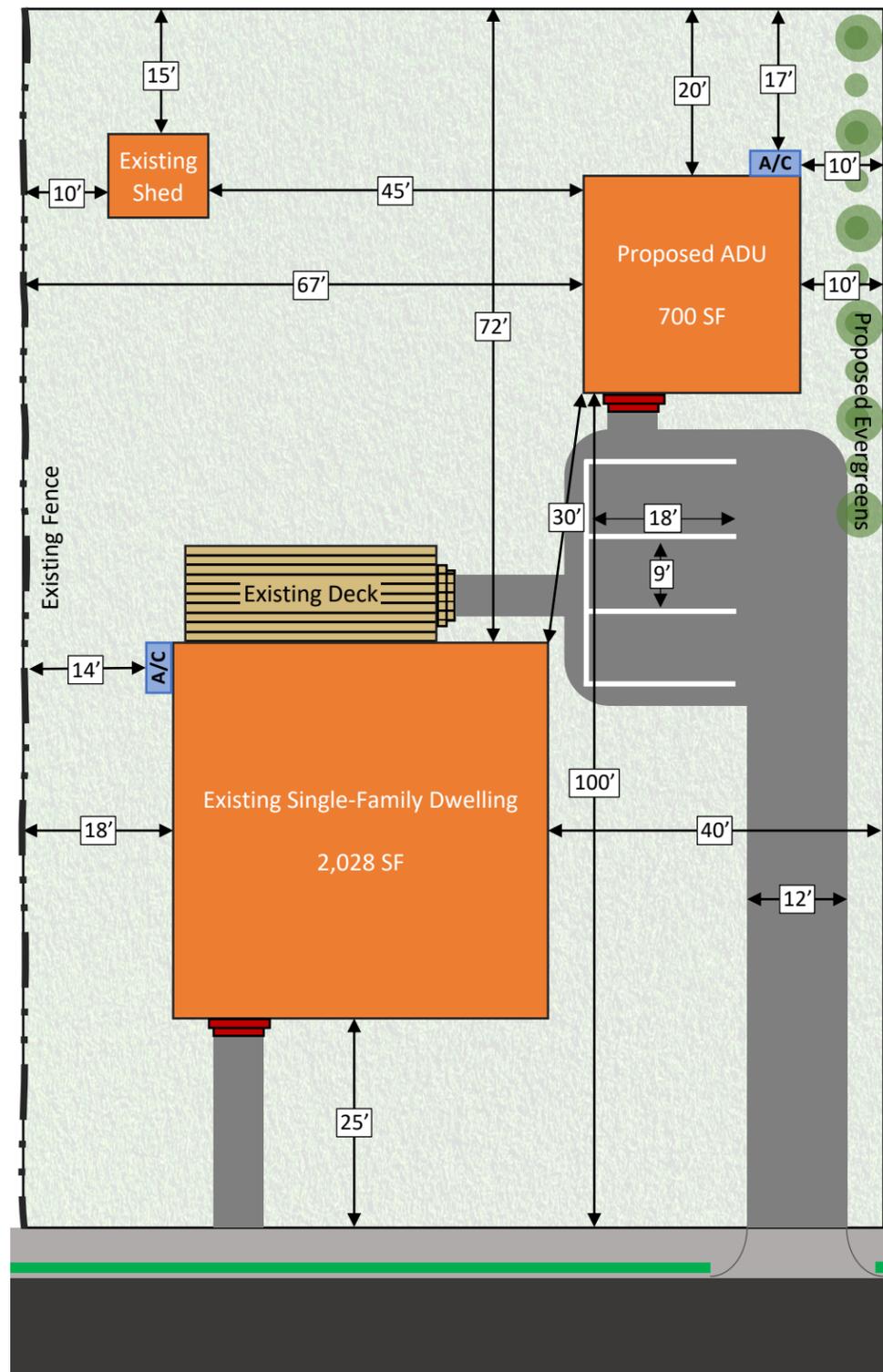


Concept Map:



Zoning Compliance Table For Construction of New ADU:

RA-60 Zone Requirements	Required	Existing	Proposed
Lot Area (Min.)	6,000 SF	6,840 SF	No change
Lot Width (Min.)	110'	57' (E)	No change
Front Yard Setback (Min.)*	25'	25'	No change
Side Yard Setback (Min.) (West)**	4.75'	18'	No change
Side Yard Setback (Min.) (East)**	4.75'	40'	No change
Rear Yard Setback (Min.)***	20'	72'	No change
Lot Coverage (Max.)	40%	33.86%	38.38%
Building Height (Max.)	2.5 Stories / 35'	2 stories / 27'	No change
ADU Front Yard Setback (Min.)	25'	N/A	100'
ADU Side Yard Setback (Min.) (East)	10'	N/A	10'
ADU Side Yard Setback (Min.) (West)	10'	N/A	67'
ADU Rear Yard Setback (Min.)	20'	N/A	20'
ADU Principal Structure Setback (Min.)	20'	N/A	30'
ADU Accessory Structure Setback (Min.)	10'	N/A	45'
ADU Building Height (Max.)	25'	N/A	20'
Accessory Rear Yard Coverage (Max.)	30%	8%	15%
ADU Size	350 SF – 750 SF	N/A	700 SF
Parking Spaces (Min.)	Main: 2 spaces ADU: 1 space	Main: 2 spaces ADU: N/A	Total: 3 spaces
Driveway Width (Min.)	10'	N/A	12'
A/C Unit Setback (Min.)	4'	14'	10'

(E) Existing Non-conforming

*Or the average setback within 200 feet on each side of the lot, but there shall be no requirement for a setback greater than 50 feet.

**Side yard setback measurement: 4 feet plus one inch for each foot of average lot width in excess of 48 feet to a maximum of 12 feet.

***Rear yard setback measurement: 20% of lot depth

Project Name:

NEW ADU

Drawing Title:

Cover Page

Original Survey: 11/1/2015

Revised: 2/14/2023

Revised By: Jane Sorangite

Drawn By:

Jane Sorangite

SORANGITES

76 South Orange Avenue,
South Orange, NJ

Scale: 1" = 20'

0' 20' 40'

