

ZONING AND LAND USE REGULATIONS

BOROUGH OF HIGHLANDS Schedule I – Bulk and Area Requirements										
Zone	Minimum							Maximum		
	Lot Size	Lot Frontage/ Width	Lot Depth	Front Setback	Side Setback	Rear Setback	Height***	Lot Coverage	Building Coverage	FAR
	sq. feet	feet	feet	feet	feet	feet	feet			
RESIDENTIAL										
R-1.01	5,000	50	100	*35	8/12	25	30	70%	30%	–
R-1.02	7,500	70	100	*35	8/12	25	30	60%	25%	–
R-1.03	14,000	75	200	*35	8/12	25	30	60%	25%	–
Single Family										
R-2.01	3,750	50	75	*20	6/8	20	30	75%	33%	–
R-2.02	4,000	50	75	*20	6/8	20	30	75%	33%	–
R-2.03	5,000	50	100	*20	6/8	20	30	75%	30%	–
PB	5,000	50	100	35	8/12	25	30	70%		–
MF	1 acre	150	200	35	25/25	50	35	65%	22%	0.45
MH	5 acres	–	–	35	15/15	25	30	50%	20%	0.20
NON-RESIDENTIAL										
CBD	–	–	–	0	**	12	36	80%	35%	0.65
B	–	–	–	20	10	10	36	80%	35%	0.65
B	15,000	100	100	50	10	10	36	80%	35%	0.65
HO										
WT-R	See R-1.01									
WT-C	Residential: See R-2.02									
Nonres	–	50	400	20	6/8	–	36	65%	25%	0.60
WT-C/T	Same as WT-C									
WC-1	–	100	150	20	8/8	–	36	65%	25%	0.60
WC-2	–	100	150	20	10/10	–	36	70%	25%	0.60
MXD	See Section 21-96.01									

*Or the average of the existing front yard setback within two hundred (200) feet in the same block and zone, per Section 21-80.

**See Section 21-91A.4

***Where a dwelling is constructed or reconstructed to provide the required parking under the structure, the maximum height shall be increased by two and one-half (2 1/2) feet.

(Ord. No. O-10-8 § 1; Ord. No. O-2018-01; Ord. No. O-2018-06)