ZONING TABLE

BLOCK 67, LOT 9 ZONE: (D-C) DOWNTOWN CORE SUB-DISTRICT

EXISTING USE: BUSINESS
PROPOSED USE: BUSINESS

ITEM	REQUIRED	EXISTING	PROPOSED
Min. Lot Area	N/A	21,910.7 S.F. (0.503 Acres)	N.C.
Min. Frontage Buildout	80%	100%	100%
Min./Max. Front Yard	2' / 5'	6.1'	2'
Min. Side Yard	0'	29.4'	1.69'
Min. Rear Yard	5'	155.9'	159'
Min. Rear Yard to Adjacent Residentially Zoned Property	20'	155.9'	159'
Max. Building Height to Bottom of Eave	40' / 3 Stories	35' / 2.5 Stories	< 40' / 3 Stories
Max. Building Height to Top of Parapet	45'	< 45'	< 45'
Max. Bldg. Coverage	N/A	-	-
Max. Imp. Coverage	90%	48%	56%
Min. Ground Floor Elevation Above Sidewalk Measured at Doorway	4" - 6"	4" - 6"	4" - 6"
Parking Access (Primary Street)	1 DRIVEWAY MAX / 24' MAX	1 DRIVEWAY / 24'	1 DRIVEWAY / 18'
Parking Setbacks			
Front Yard (primary Street)	Behind Building	Complies	Complies
Side Yard	5'	6'	5.59'
Rear Yard	5'	69'	100'

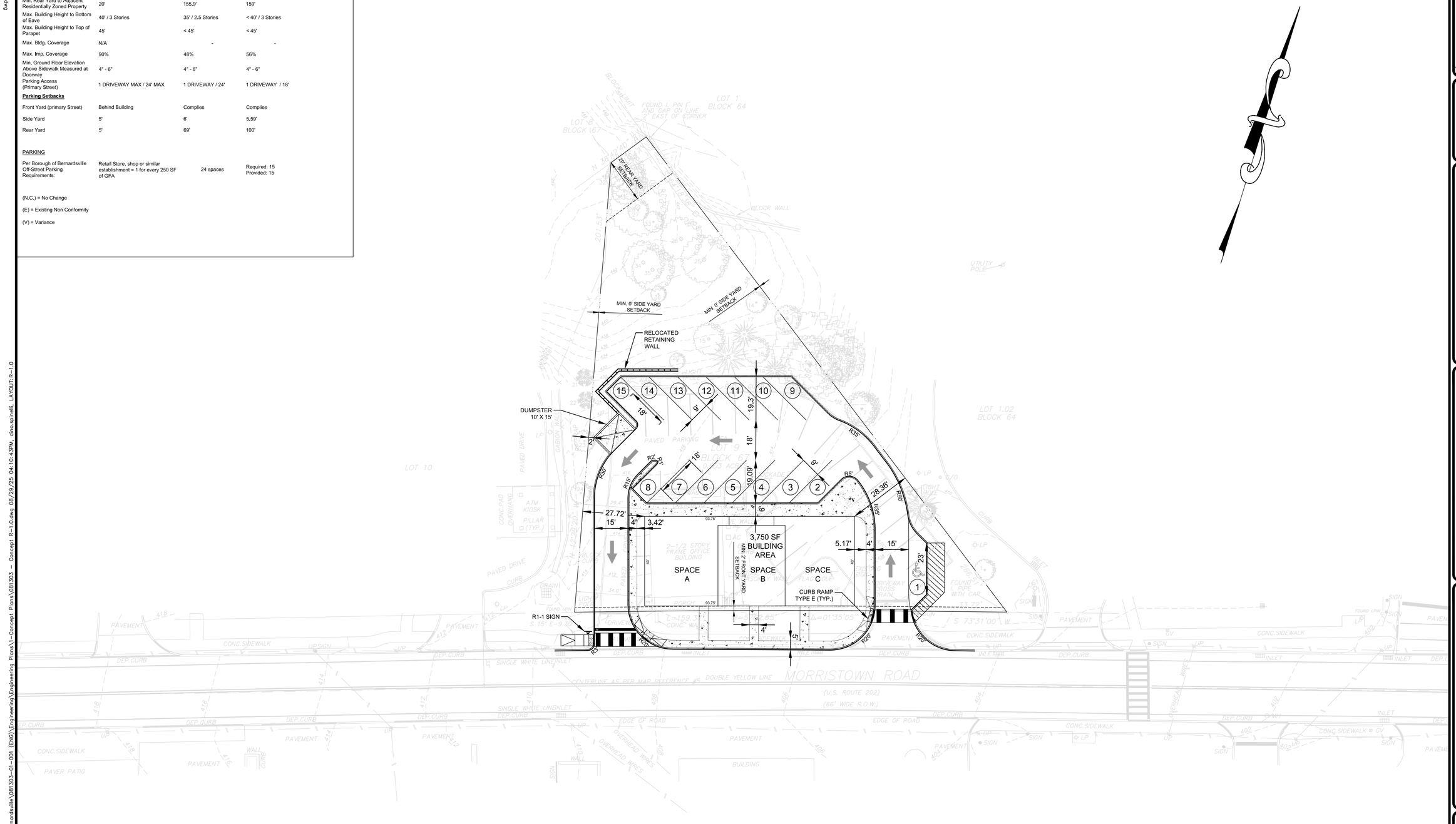
PARKING

Per Borough of Bernardsville Off-Street Parking Requirements:	Retail Store, shop or similar establishment = 1 for every 250 SF of GFA	24 spaces	Required: 15 Provided: 15

(N.C.) = No Change

(E) = Existing Non Conformity

(V) = Variance



SCALE: 1"=20'
0 20 40 80 ft.

THESE PLANS ARE NOT TO BE USED FOR BID OR CONSTRUCTION

REVISION	DATE	CHKD
6		
5		
4		
3		
2		
1		

PROJ.: 081303-01-001
DATE: 08/29/2025
CHKD: ELK

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PRELIMINARY

ERIC L. KELLER, N.J. Professional Engineer, Lic. 24GE03205400

CONCEPT PLAN FOR
WEICHERT BERNARDSVILLE
CONCEPT R-1.0
BLOCK 67, LOT 9
BOROUGH OF BERNARDSVILLE, SOMERSET COUNTY, NEW JERSEY

SHEET No. 1 OF 1

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