536-544 WASHINGTON AVE

NUTLEY, NJ

536-544 WASHINGTON AVENUE, NUTLEY, NJ	
USE PERMITTED AS OF RIGHT	USE PROPOSED INDUSTRIAL/WAREHOUSE
LOT DIMENSIONS :	PROPOSED
LOT WIDTH (MIN.):	205' (EXISTING) (NO CHANGES)
SITE AREA (MIN.):	67,833.40 SF (PER SURVEY - NO CHANGE)
MIN. FRONT YARD DEPTH	29'-6"
MIN. SIDE YARD WIDTH:	18'-0" / 27'-0"
MIN. REAR YARD DEPTH:	51'-0"
MAX. BUILDING HEIGHT:	29'- 4 13/16"
BUILDING COVERAGE:	**26,833.41 SF** ***39.56% OF TOTAL LOT AREA*** 67,833.40 SF (PER SURVEY - NO CHANGE)
NUMBER OF PARKING SPACES:	**19 TOTAL PARKING SPACES**
REQUIRED PARKING CALCULATION: NUTLEY CODE SECTION 700-91 1 FOR EACH 3,000 SF OF WAREHOUSE	1ST FLR WAREHOUSE 26,833.41 SF / 3,000 = **8.94 / ROUND UP TO 9** **OVERALL REQUIRED = 9 PARKING**
SIGNAGE AREA:	145 SQFT - PROPOSED **150 SQFT - MAXIMUM REQUIRED**

NOTE: FOR MORE DETAILS, REFER TO CIVIL PLANS AND TABULATION

PROJECT DATA

ITEM	EXISTING	PROPOSED
LOT AREA:	67,833.40 SF (PER SURVEY)	67,833.40 SF (NO CHANGE)
BUILDING FOOTPRINT:		26,833.41 SF (1ST FLOOR)
BUILDING HEIGHT/STORIES:		29'- 4 13/16" (1 STORY)

PROPOSED USES:

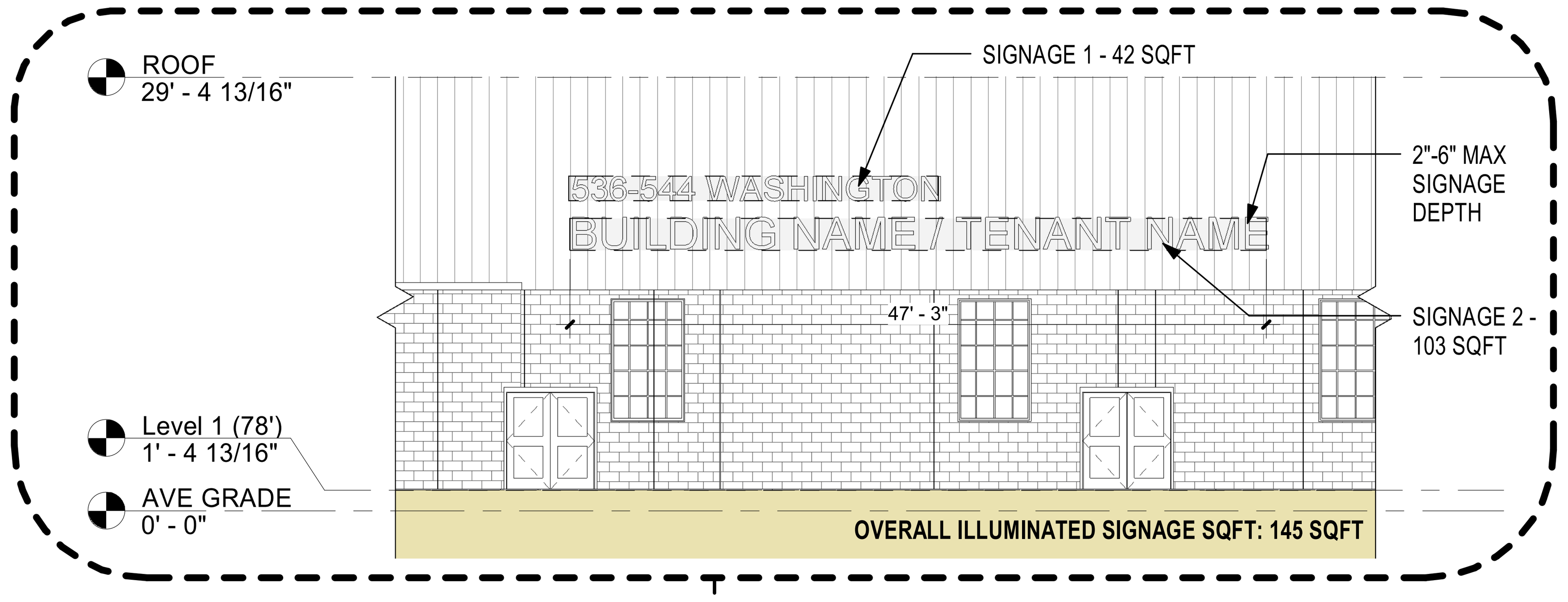
FLOOR LEVEL	USE EXISTING	USE PROPOSED	AREA PROPOSED
1ST FLOOR		WAREHOUSE/INDUSTRIAL	26,833.41 SF
TOTAL GROSS FLOOR AREA:			26,833.41 SF

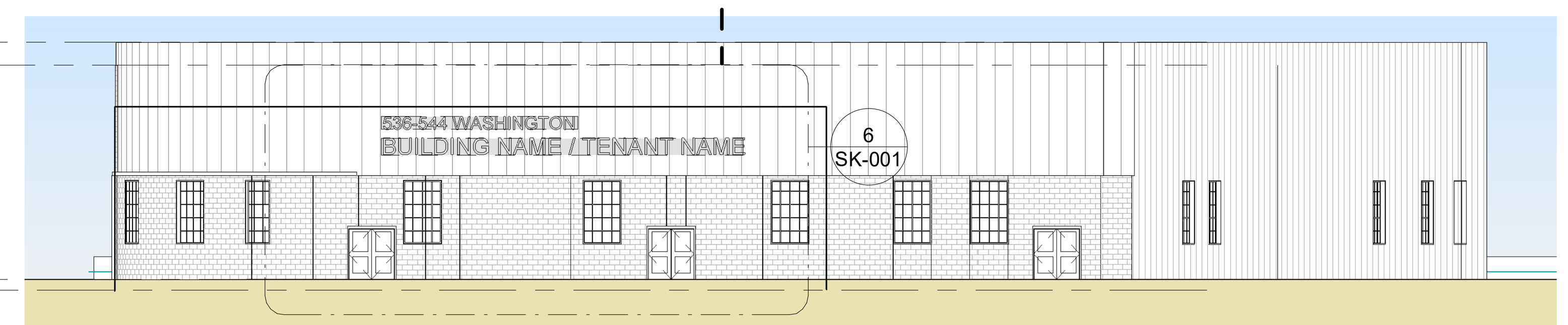


SITE PICTURES: NTS

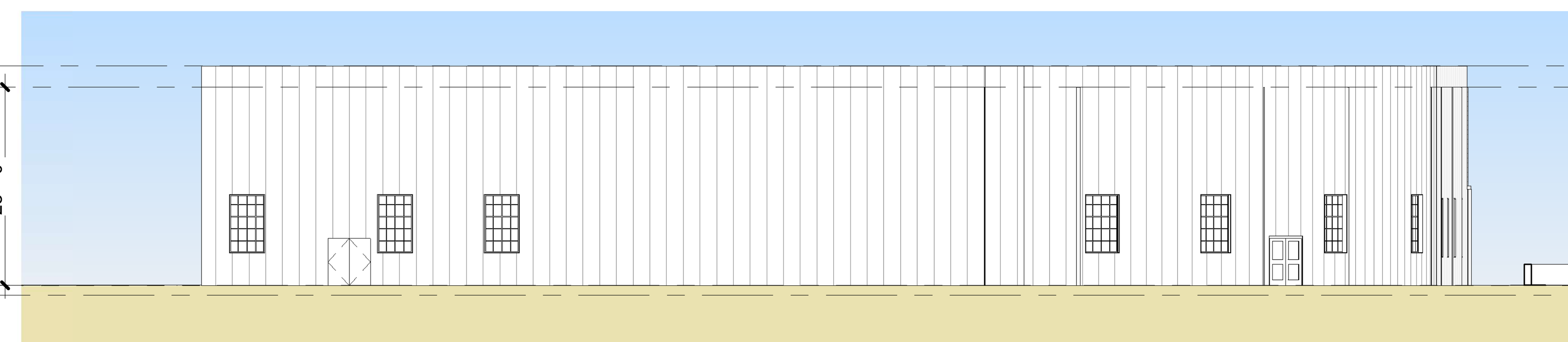


SITE PICTURES: NTS

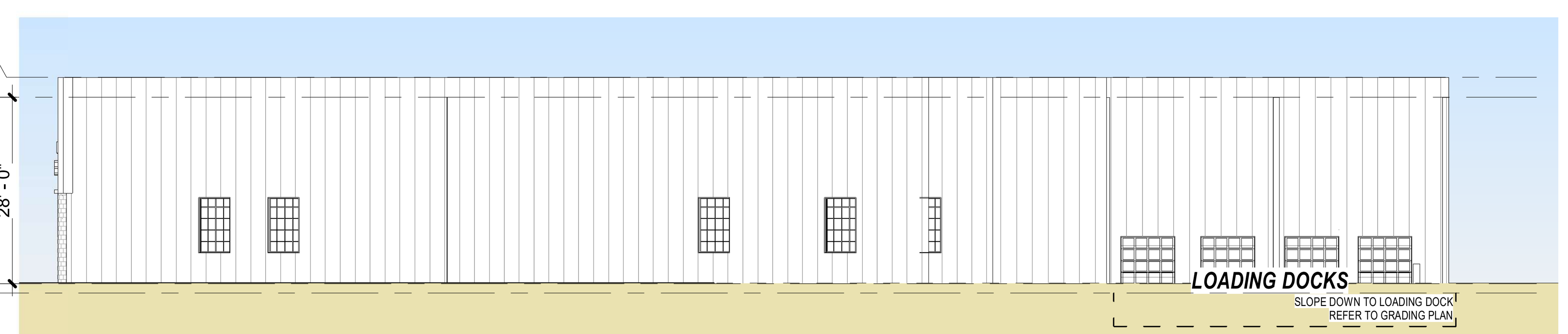




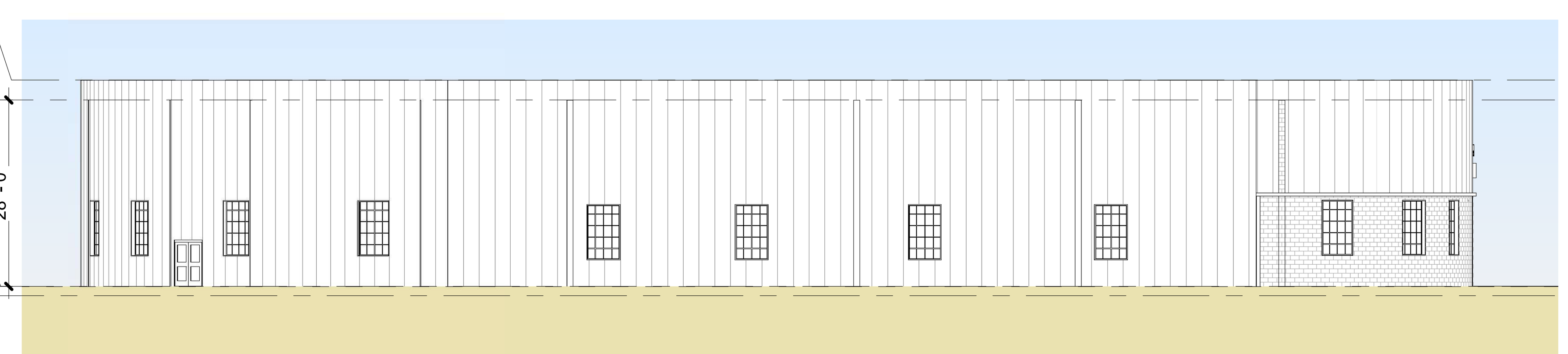
4 WEST ELEVATION (WASHINGTON AVENUE
1" = 20'-0"



3 EAST ELEVATION.
1" = 20'-0"

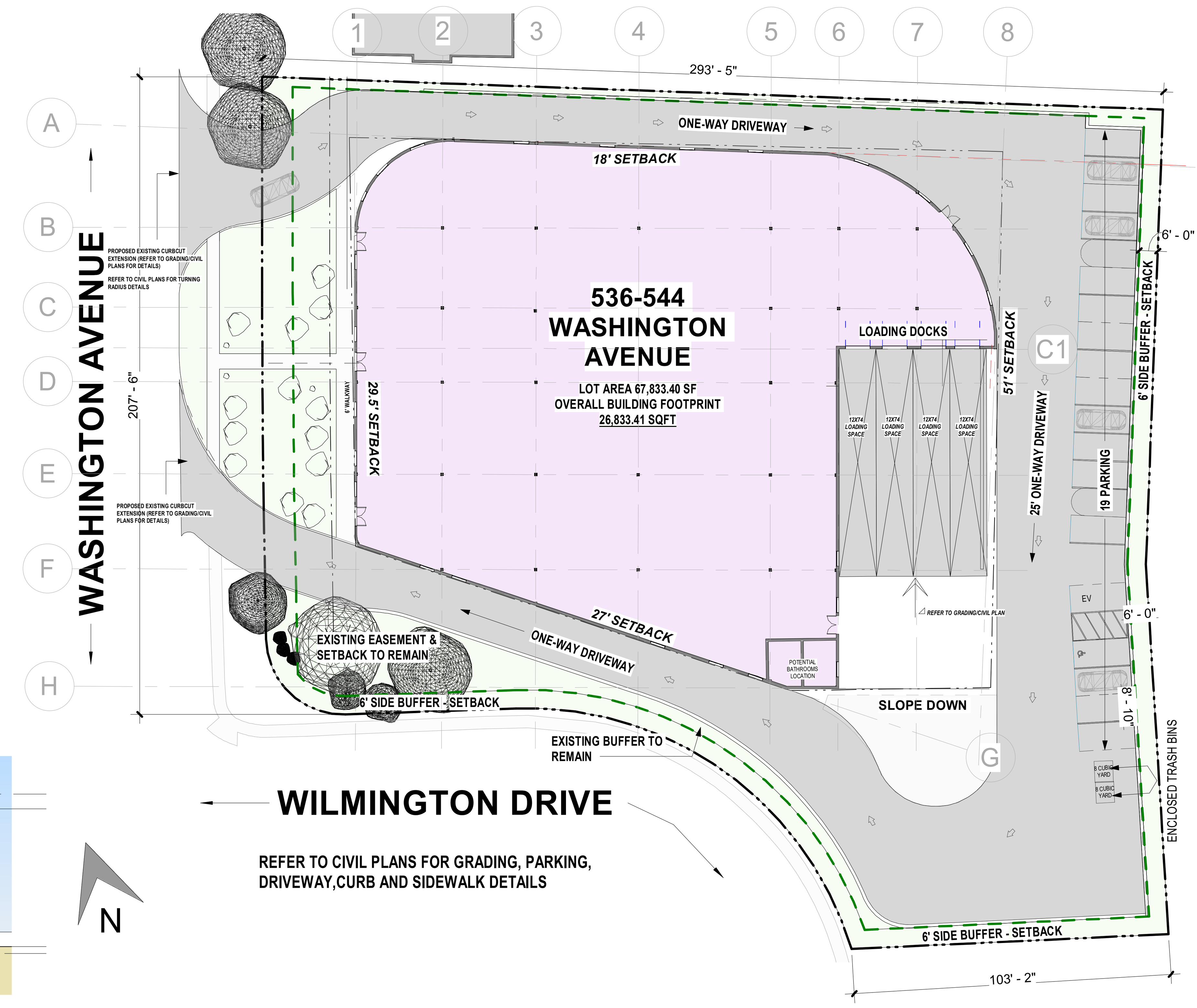


7 SOUTH ELEVATION (WILMINGTON DRIVE)
1" = 20'-0"



NOTE: REFER TO CIVIL PLANS FOR GRADING, PARKING, DRIVEWAY,CURB AND SIDEWALK DETAILS

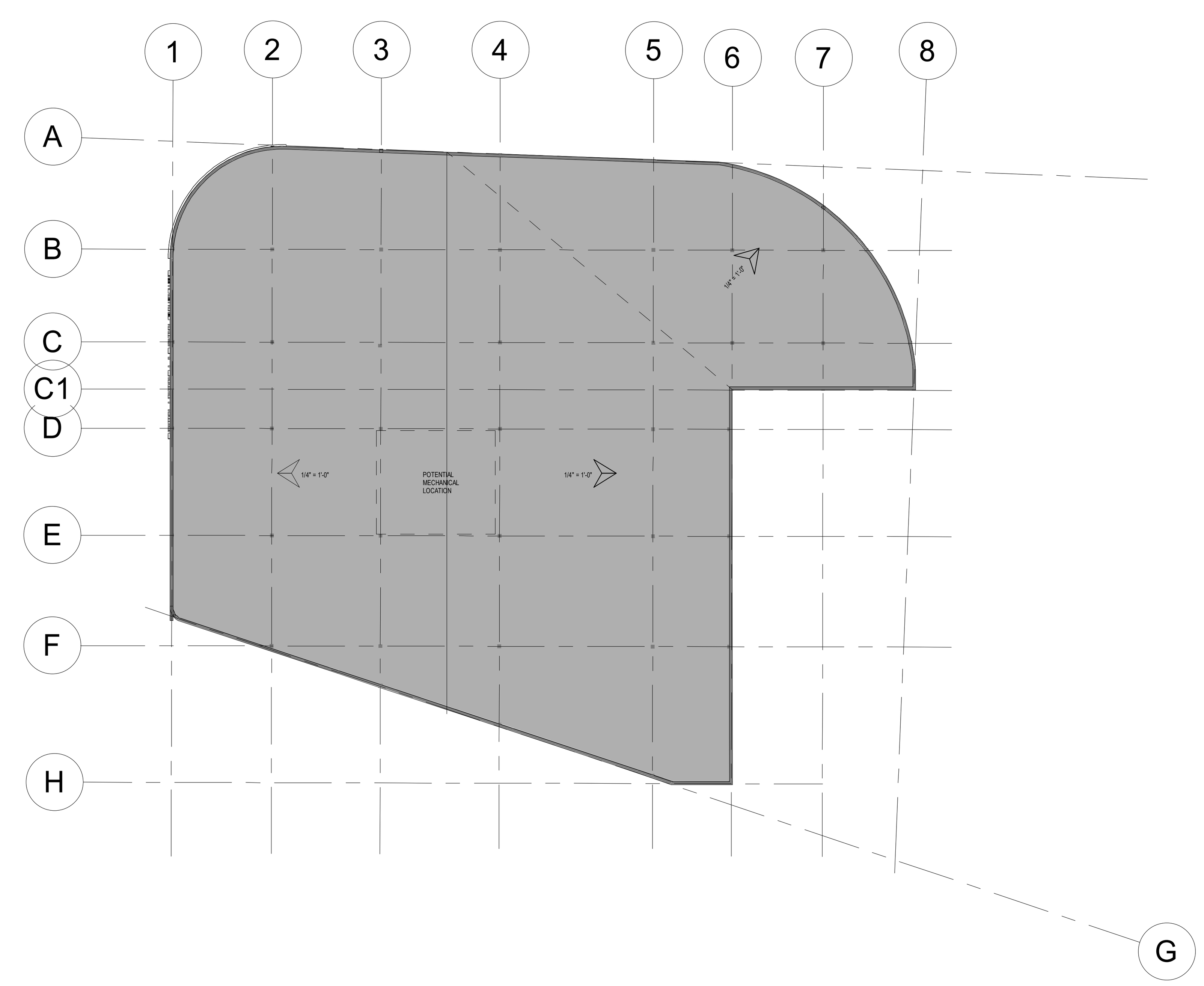
8 NORTH ELEVATION.
1" = 20'-0"



WILMINGTON DRIVE

REFER TO CIVIL PLANS FOR GRADING, PARKING, DRIVEWAY,CURB AND SIDEWALK DETAILS

1 Level 1 - PLAN
1/32" = 1'-0"



2 ROOF PLAN
1/32" = 1'-0"

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ZONING

Revisions

MM/DD/YYYY

536-544 WASHINGTON AVE, NUTLEY NJ

SANBARDESIGN

Drawing Title:
ZONING

Date	07/21/2026
Project No.:	89
Drawn by	FV
Checked by	BL/EJH
Scale	As indicated
Drawing Number:	SK-001

7/21/2026 3:16:48 PM

24"x36"