

25 Pompton Avenue Unit 1

VERONA, NJ

For Sale or Lease



Available Space Property/Building Features

- ± 4,500 SF
- 9 Private offices
- Large reception area
- Conference room
- Kitchen
- ±24,000 SF
- 2 Private exterior doors
- 75 Parking spaces
- "ETC" Zone District (Commercial-Professional Office) *Click to view list*
- Near restaurants, stores and banks
- Accessible from Routes 10 and 280
- Located in Downtown Verona

NEGOTIABLE FOR SALE/ AVAILABLE FOR LEASE

Contact Our Exclusive Agent

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150 - 17.15 ETC (EXTENDED TOWN CENTER) ZONE DISTRICT

A. Principal Permitted Uses

No building or premises shall be erected, altered or used except for uses designated for each district as follows:

1. Retail stores and retail service establishments, including stores or shops for retail business conducted entirely within the confines of a building.
2. Cafeteria.
3. Full-service restaurant.
4. Snack and nonalcoholic beverage bar.
5. Confectionery and nut store.
6. Baked goods store.
7. Retail bakery.
8. Caterer, off-site.
9. Caterer, on-site.
10. Limited-service restaurant.
11. Banks and other financial institutions.
12. Commercial and professional offices.
13. Wholesale trade.
14. Family day care centers.
15. Personal service establishments.

B. Permitted Accessory Uses

Any of the following accessory uses may be permitted in conjunction with a permitted principal use:

1. Accessory uses customarily incidental to the principal or conditional use.
2. Outdoor restaurant seating in accordance with section 150-7.23.

C. Area, Yard and Bulk Regulations

1. Minimum Lot Size (Square Feet) 12,000
2. Minimum Lot Width (Feet) 100
3. Minimum Front Yard Setback (Feet) 30

4. Minimum Side Yard Setback-One (Feet) 20
5. Minimum Side Yard Setbacks-Both (Feet) 40
6. Minimum Side Yard Setbacks-Both (Percentage of lot width) N/A
7. Minimum Rear Yard Setback (Feet) 30
8. Maximum Height for Principal Building (Stories / Feet) 3 / 50
9. Maximum Height for Accessory Structures (Feet) 15
10. Maximum Lot Coverage (Percent) 40
11. Maximum Improved Lot Coverage (Percent) 80
12. Floor Area Ratio (Percent) 100
13. Minimum Landscaped Buffer Along Residential Zone (Ft) 15

ETC (EXTENDED TOWN CENTER) ZONE DISTRICT

D. Conditional Uses

The following conditional uses are permitted within the Extended Town Center zone (ETC) subject to area, yard and bulk regulations and other controls identified in the conditional use regulations of this ordinance.

1. Automobile sales subject to the conditional uses standards set forth in section 150-8.4.
2. Mixed residential and retail subject to the mixed use standards set forth in section 150-8.3.
3. Mixed retail and commercial (non-medical) subject to the mixed use standards set forth in section 150-8.3.
4. Mixed retail and professional office (non-medical) subject to the mixed use standards set forth in section 150-8.3.
5. Automobile service stations subject to the conditional uses standards set forth in section 150-8.5.
5. Massage Parlors subject to the conditional use standards set forth in section 150-8.11.