

LAND USE

310 Attachment 1

Schedule of Uses and Requirements
Borough of Hillsdale

[Amended 10-24-1978 by Ord. No. 78-22; 11-14-1980 by Ord. No. 80-20; 7-11-1989 by Ord. No. 89-18; 12-12-1989 by Ord. No. 89-24; 7-10-1990 by Ord. No. 90-10; 5-13-1997 by Ord. No. 97-8; 8-13-2002 by Ord. No. 02-09; 10-8-2002 by Ord. No. 02-12; 4-13-2004 by Ord. No. 04-10; 5-10-2005 by Ord. No. 05-08; 9-13-2005 by Ord. No. 05-14; 2-6-2007 by Ord. No. 07-01; 4-22-2019]

SCHEDULE OF USES AND REQUIREMENTS

District	R-1	R-2	R-3	R-4	MU-1	MU-2	C-Commercial	I-Industrial	REC-Recreational	TC-Townhouse Complex	SC-Senior Citizen Housing
Principal Permitted Use (For uses permitted in all districts, § 310-53)	1. One-family dwellings 2. Public parks and playgrounds	1. One-family dwellings 2. Public parks and playgrounds	1. One-family dwellings 2. Public parks and playgrounds	1. One-family dwellings 2. Public parks and playgrounds	1. Same as C Commercial except #5, 7, 8 2. Multifamily housing 20 U/ AC above ground floor	Same as MU-1	1. Professional offices. 2. Retail business and personal service establishments such as but not limited to: grocery stores, drug stores, hardware stores, liquor stores, barber and beauty shops, tailor and dry cleaning pickup shops. 3. Offices, banks and fiduciary institutions. 4. Restaurants (except drive-in and drive-through restaurants). 5. Lodge buildings or meeting hall for any fraternal organization. 6. Medical and dental clinics. 7. Commercial or business schools. 8. Public parks and playgrounds.	Light industrial use which could not cause injurious or obnoxious noise, vibration, smoke, gas fumes, odors, dust or other objectionable conditions. a. Laboratories: research, experimental or testing b. Light, non-nuisance manufacturing, processing, fabrication, assemblage, packaging and warehousing of products c. Public utility installations	1. One-family dwellings 2. Public parks and playgrounds 3. Recreational activities of the field or country club type, including swimming, bathing, picnicking, tennis, ice-skating, banquets and like events	1. Townhouse buildings 2. Same as R-1	1. Same as R-2 2. Senior citizen housing
Accessory Uses (See § 310-55H)	Private garage Swimming pool Storage building Tennis courts, etc. (See § 310-55H)	Same as R-1	Same as R-1	1. Same as R-1 2. Residential professional offices	§ 310-53.1B Surface parking Signs Fences and walls Outdoor dining	Same as MU-1	1. Funeral homes 2. Nursing homes 3. Public and private schools	Storage building	Same as R-1	1. See § 310-51D 2. Same as R-1	Senior citizen housing: community rooms, lounges, recreation rooms, self-service laundry, game rooms, public kitchens, public medical clinics, offices, other use: Same as R-2

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District	R-1	R-2	R-3	R-4	MU-1	MU-2	C-Commercial	I-Industrial	REC-Recreational	TC-Townhouse Complex	SC-Senior Citizen Housing
Conditional uses, see §§ 310-66 and 310-67	Public utilities Schools (see § 310-67F) Satellite antenna (see §§ 310-56.1 through 310-67G) Places of worship (see § 310-67H)	Same as R-1 Age-restricted housing (Ord. 07-01)	Same as R-1	Same as R-1 Residential Professional Use (Ord. 02-09)	N/A	N/A	Places of worship (see § 310-67H) Apparel laundries and dry cleaning establishments Public utilities Satellite antenna (see § 310-67G)	Service stations Public utilities Apparel and dry cleaning establishments Places of worship (see § 310-67H)	Same as R-1	Same as R-1	Same as R-1
Building Heights (maximum) (see § 310-54A for exceptions)	35 feet	Prin.: Same as R-1	Prin.: Same as R-1	33 feet	40 feet, 3-story	Same as MU-1	30 feet	30 feet	Same as R-1	30 feet	Senior citizen housing: 48 feet Other use: same as R-2
Building Coverage (maximum %)	20	20	25	25	65	70	80	50	20	20	Senior citizen housing: 15 Other use: same as R-2
Lot Area (minimum square feet)	22,500	15,000	10,000	7,500	87,120	30,000	7,500	20,000	15,000	1. 15,000 for single-family dwellings 2. 6 acres for townhouse complex	Senior citizen housing: 130,000 square feet Other use: same as R-2
Lot Frontage and Width (minimum feet)	150 except when the front property line is along the arc of a cul-de-sac, in which case the minimum width of the lot shall be 100 feet measured along said arc.	100	100	75	N/A	100	50	100	100	1. 100 feet for single-family dwellings 2. 200 feet for townhouse complex	Senior citizen housing: 200 square feet Other use: same as R-2
Lot Depth (minimum feet)	150	150	100	100	N/A	N/A	N/A	N/A	150	150 feet for single-family dwelling	Senior citizen housing: 200 square feet Other use: same as R-2

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District	R-1	R-2	R-3	R-4	MU-1	MU-2	C-Commercial	I-Industrial	REC-Recreational	TC-Townhouse Complex	SC-Senior Citizen Housing
Front Yard (minimum depth)	60 feet	50 feet	30 feet	30 feet	10-15 feet	5-15 feet	5 feet	25 feet	Same as R-2 except that buildings for Recreational	1. Same as R-2 for Single Family Dwellings	Senior Citizen Housing: 50 feet Other Use: same as R-2
Side Yard (minimum depth)	Total of 40% of lot width with at least 25 feet on either side	Total of 30% of lot width with at least 10 feet on either side	Same as R-2	Same as R-2	25 feet	5 feet	None, except where a “C” Commercial District abuts an “R” Residential District, and where no public street or alley divides the districts, there shall be a side yard on the one side of 15 feet 10 feet	Minimum 30 feet on each side or 15% of lot width on each side, whichever is lesser	Activities shall be a minimum of 100 feet from all adjoining Districts.	2. See 310-5I(B) for Townhouse Complex	Senior Citizen Housing: 35 feet Other Use same as R-2
Rear Yard (minimum depth)	50 feet	Same as R-1	25 feet	Same as R-3	25 feet	25 feet		10 feet			Senior Citizen Housing: 35 feet Other Use same as R-2
Impervious Coverage*	30%	30%	30%	30%	80%	90%	N/A	N/A	N/A	N/A	N/A
Floor Area Ratio*	22%	27%	30%	35%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Other Required Conditions and Supplementary Notes See Part 4, Article XIV for General Regulations See Part 4, Article XV for Special Regulations	Setback of corner lots - for the purpose of determining the depth of yards of corner lots, all yards abutting a street line shall be deemed front yards, but if the front setback of one of such yards shall meet the requirements specified for the district in which it is located, the setback of the other such yard need not exceed one-half of the depth required for the first mentioned front yard See § 310-54C for exceptions to front yard setbacks. See § 310-55H(5) for applicable regulations for side and rear yard setbacks.		Setbacks for corner lots - same as R-1	Setbacks for corner lots - same as R-1	15% rentals and 20% owner-occupied to be family affordable units	Same as MU-1	See also § 310-113D All permitted commercial and industrial activities or processes shall take place within an enclosed building. Incidental storage out-of-doors shall be shielded from view from public streets and adjacent residence zones by fencing, landscaping or other appropriate measures. Whenever any lot in a Commercial “C” District or in an Industrial “I” District shall have a common boundary line, in whole or in part, with a lot or lots in a Residential District, no commercial or industrial use shall be commenced or maintained on the lot in such Commercial or Industrial District unless and until there shall first have been established and, at all times during such use, maintained, along or in the immediate vicinity of such common boundary line, a buffer strip on which there shall be closely planted evergreens or other natural foliage, not less than six feet in height, and of such character as will effectively screen such use from the abutting Residential District.		Same as R-2	See § 310-51 for specific requirements of TC Zone	Senior citizen housing: Maximum unit density: 33 dwelling units/acre. Each structure, its appurtenances and accessories shall contain such elevators, ramps, and hand rails and specialized fixtures in all common areas so as to qualify for designation as a “barrier free” structure. Other uses: Same as R-2
Minimum Total Floor Area Requirements	1-story - 2,500 square feet 2-story - 1,800 square feet Ground floor - 900 square feet Second floor and any additional floor area as defined in this Chapter 310	1-story - 1,800 square feet 2-story - 1,200 square feet Ground floor - 600 square feet second floor	1-story - 1,500 square feet 2-story - 1,000 square feet Ground floor - 500 square feet second floor	1-story - 1,200 square feet 2-story - 800 square feet Ground floor - 400 square feet second floor	1-bedroom - 700 square feet 2-bedroom - 850 square feet 3-bedroom - 1,100 square feet	Same as MU-1	N/A	N/A	Same as R-2	1. Same as R-2 for single-family dwellings 2. N/A for townhouse complex	Senior citizen housing: N/A Other use: Same as R-2