

ZONING

97 Attachment 1

Borough of Waldwick

Schedule A  
Zoning Requirements  
Area and Bulk Regulations<sup>1</sup>

[Amended 2-28-84 by Ord. No. 2-84; 7-14-87 by Ord. 10-87]

Minimum Lot Dimensions				Minimum Principal Building Setbacks				Minimum Accessory Building/ Structure Setbacks <sup>2</sup>		Maximum Building Height				Maximum Percent of Improved Lot Coverage <sup>3</sup>	Maximum Floor Area Ratio	Minimum Required Buffer to Residential Use or Zone	
										Principal		Accessory					
Zone Districts	Area (square feet)	Width (feet)	Depth (feet)	Front Yard	Rear Yard	One Side Yard	Total Both Side Yards	Side	Rear	Stories	Feet	Stories	Feet			Side (feet)	Rear (feet)
R-1	15,000	100	150	50	50	10	35	10	15	2½	35	1	15	40	0.40	None	None
Cluster Development	5 acres/50% of lots may be 10,000 square feet	75	150	50	50	10	35	10	15	2½	35	1	15	35	0.35	None	None
R-2	7,500	75	100	25	35	10	25	10	10	2½	35	1	15	40	0.40	None	None
R-3	Single-family dwellings: 7,500 Two-family dwellings: 10,000	75	100	25	35	10	25	10	10	2½	35	1	15	40	0.40	None	None
R-4	15 acres	400	500	See Section 97-123.5C(13)						2½	35	1	20	45	0.60	10	10
C-1	None	None	None	15	10 <sup>4</sup>	10 <sup>4</sup>	20 <sup>4</sup>	5	10	2½	35	1	20	85	0.75	See Section 97-119.9E	
C-2	5,000	50	100	50	10 <sup>4</sup>	10 <sup>4</sup>	20 <sup>4</sup>	10	10	2½	35	1	20	85	0.75	See Section 97-119.9E	
C-3	7,500	75	100	15	10 <sup>4</sup>	10 <sup>4</sup>	25 <sup>4</sup>	10	10	2	28	1	15	75	0.65	See Section 97-119.9E	
I	30,000	200	150	25	50 <sup>5</sup>	40 <sup>5</sup>	80 <sup>5</sup>	20	20	3	42	1	25	35	0.75	50 <sup>5</sup>	50 <sup>5</sup>
VC-2	Single-family dwellings: 7,500 Two-family dwellings: 10,000	75	100	25	35 <sup>4</sup>	10 <sup>4</sup>	20 <sup>4</sup>	10	10	2½	35	1	15	70	0.45 <sup>6</sup>	See Section 97-119.9E	
VC-3	None	None	None	15	10 <sup>4</sup>	10 <sup>4</sup>	20 <sup>4</sup>	5	10	3	42	1	20	Commercial uses:85 Residential uses: 35	1.00	See Section 97-119.9E	

NOTES:

<sup>1</sup> Planned Residential Development standards are contained in Section 97-123.6.

<sup>2</sup> Accessory buildings/structures are not permitted in a front yard.

<sup>3</sup> Defined within 97-118.3.

<sup>4</sup> Nonresidential uses bordering a residential use or a residential zone are subject to the buffer requirements present in 97-119.9E.

<sup>5</sup> Nonresidential uses in the I Zone bordering a residential use or a residential zone are subject to the buffer requirements present in 97-119.12E.1.

<sup>8</sup> FAR standard applicable only to single-family and two-family dwellings.