

ZONING

168 Attachment 4

Borough of Riverdale

Schedule D: Bulk Requirements (§ 168-11)  
[Amended 5-11-2016 by Ord. No. 8-2016; 11-25-2024 by Ord. No. 9-2024]

Zone	Primary Use	Principal Building										Accessory Buildings [1]							
		Minimum Lot Area (square feet)	Minimum Lot Frontage (feet)	Minimum Lot Width (feet)	Minimum Lot Depth (feet)	Minimum Front Yard (feet)	Minimum Rear Yard (feet)	Minimum Side Yard (each in feet)	Maximum Building Coverage (percentage)	Total Impervious Coverage	Density Per Acre	Maximum Building Height (stories/feet)	Minimum Floor Area (square feet)	Side Line (feet)	Rear Line (feet)	Other Building (feet)	Maximum Coverage (percentage)	Maximum Height (feet)	
R-7.5	One-family dwelling [2]	7,500	75	75	100	30	30	10	20%			2 1/2 / 35	1,200 for 1st floor	3	3	5	4%	14	
R-15	One-family dwelling [2]	15,000	100	100	150	35	35	15	20%			2 1/2 / 35	1,200 for 1st floor	3	3	5	4%	14	
R-25	One-family dwelling [2]	25,000	125	125	150	40	40	20	20%			2 1/2 / 35	1,300 for 1st floor	3	3	5	4%	14	
R-35	One-family dwelling [2]	35,000	150	150	200	50	50	30	15%			2 1/2 / 35	1,400 for 1st floor	10	10	10	2%	14	
R-40	One-family dwelling [2]	40,000	150	150	200	50	50	30	10%			2 1/2 / 35	1,400 for 1st floor	10	10	10	2%	14	
R-120	One-family dwelling [2]	120,000	250	250	400	75	75	50	5% not to exceed 6,000 square feet			2 1/2 / 35	2,000 for 1st floor	25	25	25	2% not to exceed 1,500 square feet	15	
PRD	Planned residential	10 acres	150	300 avg.	500 avg.	50	30	30	20%	45		3 - 40	600 Condo 800 Townhouse	25 feet from roadway		40	5%	15	
MF	Multifamily	35 acres	150			100	50	50	35%	50	8.25	5 1/2 - 75	750 per unit	50	50	25	Part of total coverage	45	
MF-O		See § 168-20																	
PO [9]	One-family dwelling [2]	7,500	75	75	100	30	30	15	20%			2 1/2 - 35 ft	1,200	3	3	5	4%	14	
	Professional offices	15,000	100	100	150	50	50	15	15%			3 - 35 ft	1,200	n/a	n/a	n/a	n/a	n/a	
CB	Community business [3]	7,500	50	50	100	25 [6]	10 or 25 [7]	5	30%	70		2 - 40	1,000 or 750 [8]	10	10	15	5%	13	
CRD	Retail	15,000	100	100	150	25	25	10	30%	70	n/a	2 1/2 - 35	1,000	10	20	15	Included in Principal Use	10	
HB	Highway business [4] [5]	24,000	150 [10]	150	160	100	50	25	25%	75	n/a	2 - 40	1,500	25	25	25	5%	13	
I	Industrial	40,000	150	150	200	50	50	20	50%	90		2 - 40	2,000	15	10	10	10%	20	
IQ	Quarry industrial	10 acres	250	250	500	150	150	150	50%	80		2 - 40	2,000	15	10	10	10%	20	
ARD	Senior housing	9 acres	150	150	200	40	15	30	25%	60	18	3 - 35	700-one-bedroom 900-two-bedroom	10	15	—	5%	20	
AH-PRD-2		435,600	150	N/A	500	100	100	35 Between buildings: 15	10%	25	2.5	2.5 / 35	800	50	50	50	Included as part of total coverages	20	

NOTES:

- [1] Maximum number of sheds in all residential districts is two, not to exceed 200 square feet each. Maximum number of all other uses more than 200 square feet is one.
- [2] Minimum off-street parking spaces in all residential districts is three per dwelling unit; garages and driveways may be counted as a required space.
- [3] One building may contain more than one use, provided that each use occupies a minimum gross floor area of 750 square feet residential or 1,000 square feet commercial uses.
- [4] One building may contain more than one use, provided that each use occupies a minimum gross floor area of 1,000 square feet.
- [5] All buildings and structures in HB District shall face on and be served from either Route 23. All building walls shall be suitably finished for aesthetic purposes which shall not include unpainted or painted cinder block or concrete block walls.
- [6] Twenty five feet or the average front yard of buildings on the same side of the street in the same block, whichever is less.
- [7] Ten feet for each story, 25 feet for any building containing residences.
- [8] Commercial businesses, offices, services: 1,000 square feet; 750 square feet residences.
- [9] All principal structures shall front on the Newark Pompton Turnpike.
- [10] All buildings and structures shall face on and be served from either Route 23 or a road the properties on both sides of which are located within HB District.