

ZONING  
30 Attachment 1

**Borough of Englewood Cliffs**

**Schedule A - Schedule of Regulations  
(Subsection 30-6.1)**

District	Minimum/Max Lot Dimensions		Minimum Yard Dimensions (Feet)					Maximum Lot Coverage	Maximum Impervious Coverage	Maximum Rear Yard Coverage	Max. Building Height			Minimum Floor Areas (square feet)		Shade Tree
	Area (square feet)	Width (feet) (1)	Front (2)	Rear	One Side	Both Sides	Corner Side				Feet		Stories	One Floor	Two Floor (4)	
											8 Pts.	Curb				
R-A Residential Single Family	10,000	100	30	25	10	30% of lot width at setback line	15	32% (3,7)	51%	60%	30	32	2.5	1600	1800	1 per 35 feet Frontage
R-B Residential Single Family	7,000	70	25	25	7	31.5% of lot width at setback line	15	32% (3,7)	51%	60%	30	32	2.5	1400	1600	1 per 35 feet Frontage
R-B1 Residential Single Family	5,000	50	20	20	5	13	15	32% (3,7)	51%	60%	30	32	2.5	1000	1200	1 per 35 feet Frontage
B-1 Office	10,000	100	25	25	10	30	20	33.3% (3)			35		2(5)			
B-2 Limited Business	80,000	125	60	20% of lot depth	30	60	30	33.3% (3)			35		2			
B-2A Limited Business Southeast Overlay (See Table 2)																
B-3 Special Retail	10,000 Max. (8)	50	20	20% of lot depth	10	22	15	33.3% (3)			30		2(5)	See note (6), (8), (9)		
B-4 Restricted Commercial	10,000	100	20	20% of lot depth	10	22	15	33.3% (3)			35		2			
I Institutional	10 Acres	300	75	75	75	150	75	33.3% (3)			70		6			
Residential Assisted Living	100,000	300	75	75	40	80	75	30.0% (3)			30		2	A maximum of 20 assisted living apartment units per 40,000 square feet of the lot area or parts thereof		
P-1 Public Zone	10,000	100	20	20% of lot depth	10	22	20	33.30%			35		2			

NOTES ON SPECIFICATIONS

1. In case of irregularly shaped lots whose sides are not parallel, the lot frontage shall not be less than 75% of the minimum lot width requirements
2. In cases where the street frontage on the same side is developed to the extent of 50% or more, the average setback of the existing buildings between the nearest intersecting street shall govern, but in no event shall the front setback be less than 30 feet. This exception shall not apply to the B-2 and I zones.
3. Maximum lot coverage shall include all accessory buildings, covered and uncovered porches, terraces, chimneys, steps, stairs and extensions
  - a. In a R-B1 residential, single-family district, the maximum lot coverage shall be 32%. However, it may be increased to 35% if at least 3% of the coverage of building area is utilized for accessory buildings, covered and uncovered porches, terraces, chimneys, steps, stairs, and extensions.
4. Areas indicated are for living areas only, exclusive of finished basements, garage or other finished rooms in the basement area.
5. Maximum of 2 stories of office floors above 1 level of ground level parking, but not to exceed height limit in feet.
6. Second floor shall not exceed the exterior building limits of the first floor.
7. See Table 1.
8. No lot or parcel of land utilized within this zone shall exceed a maximum area of 10,000 square feet.
9. Ground floor total area not to exceed 1,600 square feet.



ZONING

**TABLE I  
COVERAGE FOR OVERSIZE PARCELS\***

<b>RA Zone</b>		
<b>Parcel Size</b>	<b>% Coverage</b>	<b>Area Coverage</b>
10,000 (min.)	32%	3,200
11,000	31%	3,410
12,000	30%	3,600
13,000	29%	3,770
14,000	28%	3,920
15,000	27%	4,050
16,000	26%	4,160
17,000	25%	4,250
18,000	24%	4,320
19,000	23%	4,370
20,000**	22%	4,400
Unlimited	N/A	4,400 (max.)
<b>R-B Zone</b>		
<b>Parcel Size</b>	<b>% Coverage</b>	<b>Area Coverage</b>
7,000 (min.)	32%	2,240
8,000	31%	2,480
9,000	30%	2,700
10,000	29%	2,900
11,000	28%	3,080
12,000	27%	3,240
13,000	26%	3,380
14,000**	25%	3,500
Unlimited	N/A	3,500 (max.)
<b>R-B-1 Zone</b>		
<b>Parcel Size</b>	<b>% Coverage</b>	<b>Area Coverage</b>
5,000 (min.)	32%	1,600
6,000	31%	1,860
7,000	30%	2,100
8,000	29%	2,320
9,000	28%	2,520
10,000**	27%	2,700
Unlimited	N/A	2,700 (max.)

\* Parcel size and area coverage figures are in square feet.

\*\* At or beyond this size parcel, lots may be subdivided.

ENGLEWOOD CLIFFS CODE

**Table 2**  
**Zone Schedule**  
**B-2A (Limited Business Southeast Overlay Zone District)**

<b>Regulation</b>	<b>Overlay Standard No. 1</b>	<b>Overlay Standard No. 2</b>
Minimum Lot Area <sup>1</sup>	Min.: > 5 acres; Max.: 205 acres	Minimum 20 acres
Minimum Lot Width	250 feet	500 feet
Minimum Front Yard Setback	60 feet	60 feet
Minimum Side Yard Setback (one/both)	60 feet	100 feet
Minimum building setback from any North Woods of the New LG Corporate Campus Inclusionary Housing 1 (IH-1) inclusionary housing zone boundary	0 feet	0 feet
Minimum Rear Yard	22.5% of lot depth	25% of lot depth
Maximum Lot Coverage <sup>2</sup>	22.5%	24%
Maximum Impervious Coverage	40%	42%
Maximum Building Height (Ft./Sty) <sup>3</sup>	35 Ft./2 stories	35 Ft./2 Stories
Buffer for Residential Zones <sup>4</sup>	100 feet	100 Feet

<sup>1</sup> Lots of less than 5 acres in area are required to meet the underlying B-2 zone area and bulk requirements.

<sup>2</sup> Maximum Lot Coverage shall include all accessory buildings, parking garage, covered and uncovered porches, terraces, chimneys, steps, stairs and extensions.

<sup>3</sup> Building Height is measured from the mean curb level to the highest point of building.

<sup>4</sup> No buffer is required from any inclusionary housing project constructed in the North Woods of the New LG Corporate Campus Inclusionary Housing 1 (IH-1) Zone provided that the two (2) areas of freshwater wetlands and their transition areas remain undisturbed and continue to act as a natural buffer.