

ZONING

317 Attachment 4

City of Passaic, New Jersey
SCHEDULE OF REGULATIONS⁶
Part 1

[Amended 4-29-2014 by Ord. No. 1982-14; 3-19-2024 by Ord. No. 2435-24; 3-18-2025 by Ord. No. 2479-25]

1 District	2 Permitted Uses	3 Minimum Lot Size			4 Minimum Yard Dimensions (feet)			5 Maximum Building Height		6 Maximum Lot Coverage (percent)	7 Maximum Density (dwelling units per acre)	8 Minimum Open Space	9 Maximum Floor Area Ratio (FAR)	10 Conditional Uses (See Article VI for Regulations.)
		Area (square feet)	Width (feet)	Depth (feet)	Front	Side	Rear	(stories)	(feet)					
All	1. The following uses may be established in any district: (a) Accessory uses as in Article X, § 317-48 (b) Home occupations and home professions as defined in Article III (c) Public parks and playgrounds, together with recreational, administrative and service buildings appurtenant thereto (d) Publicly owned and operated parking lots (e) The excavation of natural materials in connection with the construction of a building on the same lot as provided in Article X, § 317-55C (f) Any agricultural use not involving the raising or keeping of livestock (g) Temporary use of house trailers, etc., as provided for in Article X, § 317-54	See Notes 1 and 2 for exceptions			1. Doors opening onto an alley: No door opening onto an alley shall be nearer to the center thereof than a distance of 15 feet. 2. Special setback for Passaic Avenue: Notwithstanding any other provisions of this chapter and regardless of the zoning district in which situated, any structure erected, altered or extended shall not be less than 25 feet from the right-of-way of Passaic Avenue, in the area beginning at Grove Street and continuing to the Passaic - Clifton boundary			--	--	--	--	--	--	1. Houses of worship and related accessory uses 2. Railway passenger stations 3. Public utility installations 4. Public, private and parochial schools 5. Public and quasi-public buildings 6. Freestanding radio and television towers and roof towers more than 15 feet high and microwave dish antennas 4 feet or larger in diameter 7. Accessory dwelling units
R-1	1. 1-family dwelling, but not to exceed 1 structure on any 1 lot	5,000	50	100	Median of front yards within 100 feet on same side but not less than 20 feet	6 feet each; 18 feet total (corner lot: 15 feet on street side; 21 feet for both)	25	-- ⁷	35	30	--	--	--	--
	2. Townhouses	10,000	100	100		15	25	3	35	35	30	--	--	--
R-2	1. 1-family dwellings: same as in the R-1 District 2. 2-family dwellings, but not to exceed 1 structure on any 1 lot 3. Townhouses	Same as in the R-1 District									--	--	--	1. Storefront conversions

NOTES:

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¹ Small lot exception: For the construction of a single-family dwelling, the required lot width and lot area regulations shall not apply to any lot having less than the required width or lot area at the time of the adoption of this chapter, or of any amendments thereof increasing the width or area required for such lot and held at the time in separate ownership from that of adjoining land, except that no lot in an R District with less than 30 feet width shall be used for the construction of a dwelling.

² Large lot exception: In any block in which 75% or more lots have widths or areas greater than required, the required width or area as the case may be shall not be less than the median lot width and the median lot area, respectively, of such lots.

³ Density for mixed-use buildings: The maximum permitted density for mixed use buildings shall be derived from the application of the following formula:

$$\left(\frac{\text{Ratio of residential floor area}}{\text{to total floor area}} \right) \text{ times maximum permitted density}$$

⁴ In Column 10, C, M-1 and M-2 Districts, reference to "any use" shall mean any permitted use.

⁵ Where multifamily, commercial, office or industrial uses are located on a lot fronting on more than one street, the required front yard setback shall be maintained on all street frontages.

⁶ [Amended 4-18-1985 by Ord. No. 842-85; 12-17-1987 by Ord. No. 990-87]

⁷ [Amended 4-6-1995 by Ord. No. 1321-95]