

ZONING

317 Attachment 5

City of Passaic, New Jersey
SCHEDULE OF REGULATIONS
Part 2

[Amended 4-18-1985 by Ord. No. 842-85; 12-17-1987 by Ord. No. 990-87; 7-7-1988 by Ord. No. 1026-88; 10-21-2003 by Ord. No. 1594-03; 10-9-2007 by Ord. No. 1743-07; 10-26-2010 by Ord. No. 1843-10; 9-23-2014 by Ord. No. 2000-14]

1	2	3			4			5		6	7	8	9	10
District	Permitted Uses	Minimum Lot Size			Minimum Yard Dimensions (feet)			Maximum Building Height		Maximum Lot Coverage (percent)	Maximum Density (dwelling units per acre)	Minimum Open Space	Maximum Floor Area Ratio (FAR)	Conditional Uses (See Article VI for Regulations)
		Area (square feet)	Width (feet)	Dept (feet)	Front	Side	Rear	(stories)	(feet)					
R-1A	1. 1-family dwelling: same as in the R-1 District	Same as in R-1 District												
	2. Garden apartment dwelling groups	1 acre	150	100	Median of front yards on same side but not less than 20 feet	2-story building, 15 feet each; 3-story building, 20 feet each	25	3	35	25	30	25% of lot area	—	1. Garden apartment or townhouse dwelling group of 50 or more dwelling units 2. Multifamily apartments of 4 stories or more 3. Hospitals 4. Storefront conversions
	3. Townhouse dwelling groups													
R-3	1. 1-family dwellings	3,000	30	100	20	3 feet each, a total of 8 feet	25	3	35	40	—	—	—	1. Nursery schools 2. Nursing homes 3. Any multifamily use of 50 or more dwelling units 4. Multifamily apartments of 4 stories or more 5. Hospitals 6. Storefront conversions
	2. 2-family dwellings	10,000	75	100	Median of front yards within 100 feet on same side but not less than 20 feet	2-story building, 10 feet each; 3 story building, 15 feet each	25	3	40	30	30	25% of lot area	—	
	3. Multifamily dwellings								1 acre	150				
	4. Garden apartment dwelling groups	10,000	100	15	35	35	—							
	5. Townhouse dwelling groups							10,000	100	15	35	35	—	
	6. Townhouses	10,000	100	15	35	35	—							

NOTES:

¹ Small lot exception: For the construction of a single-family dwelling and two-family dwellings, 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.