

ZONING

317 Attachment 6

City of Passaic, New Jersey  
SCHEDULE OF REGULATIONS<sup>6</sup>  
Part 3

[Amended 4-18-1985 by Ord. No. 842-85; 12-17-1987 by Ord. No. 990-87; 10-21-2003 by Ord. No. 1594-03; 10-26-2010 by Ord. No. 1843-10; 10-15-2024 by Ord. No. 2461-24]

| 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)     |   |   |   |                                |  |  |
| O-R  | 1. All R-3 uses                                    | Same as in the R-3 District  |              |             |  |  |  |                         |            |   |   |   |                                |  |  |
|  | 2. Mixed office-residential structures             | 20,000                       | 100          | 100         | Median of front yards within 100 feet on same side but not less than 20 feet | 15   | 25   | 3                       | 40         | 30% for principal building;<br>30% for accessory building             | See Note 3                                | 150 square feet per dwelling unit but not less than 1,500 square feet | —                              | —  | 1. Multifamily apartments of 4 stories or more<br>2. Clubs<br>3. Any permitted use of more than 50,000 square feet of floor area<br>4. Any permitted use having parking for more than 100 cars<br>5. Multifamily use of 50 or more units<br>6. Any permitted use having drive in facilities as part of the service |
|  | 3. Business, professional and governmental offices | 5,000                        | 50           |             |  | 1/3 of building height but not less than 10 feet                       | 50%  |                         |            |   |   |   |                                |  |  |
|  | 4. Banks   |                              |              | —           | —  | —  |  |                         |            |   |   |   |                                |  |  |
| O-RIA                                      | 1. All R-1A uses                                   | Same as in the R-1A District |              |             |  |  |  |                         |            |   |   |   |                                |  |  |
|  | 2. Mixed office-residential structures             | 20,000                       | 100          | 100         | 20   | 15   | 25   | 3                       | 40         | 30%   | —   | —   | —                              | —  |  |
|  | 3. Business, professional and governmental offices | 5,000                        | 50           | 100         | 20   | 15   | 25   | 3                       | 40         | 30%   | —   | —   | —                              | —  |  |
| C-R  | 1. All R-3 uses                                    | Same as in the R-3 District  |              |             |  |  |  |                         |            |   |   |   |                                |  |  |
|  | 2. Retail and service establishments               | 5,000                        | 50           | 100         | Median of front yards within 100 feet on same side                           | None required; 10 feet if provided. Where abuts an R District; 10 feet | 1/3 of building height but not less than 10 feet | —                       | —          | —   | —   | —   | —                              | 3.0  | 1. Conditional uses permitted in the C District<br>2. Tennis courts, racquetball courts, etc., in mixed use buildings for use by the general public<br>3. Multifamily apartments of 4 stories or more<br>4. Multifamily use of 50 or more dwelling units<br>5. Business schools                                    |
|  | 3. Banks   |                              |              |             |  |  |  |                         |            |   |   |   |                                |  |  |
|  | 4. Business, professional and governmental offices |                              |              |             |  |  |  |                         |            |   |   |   |                                |  |  |
|  | 5. Eating and drinking establishments              |                              |              |             |  |  |  |                         |            |   |   |   |                                |  |  |
| 6. Parking garages                         |  |                              |              |             |  |  |  |                         |            |   |   |   |                                |  |  |
| 7. Studios, galleries and museums          |  |                              |              |             |  |  |  |                         |            |   |   |   |                                |  |  |
| 8. Mixed commercial-residential structures | 20,000   | 100                          | 100          | 100         | 1/3 of building height but not less than 15 feet                             | 10   | 2 stories, unless combined with another use      | 50%                     | See Note 3 | 150 square feet per dwelling unit but not less than 1,500 square feet | 3.0                                       |   |                                |  |  |
| 9. Places of public assembly               | 10,000   | 50                           | —            | —           | None required; 10 feet if provided. Where abuts an R District; 10 feet       | 10   | 2 stories, unless combined with another use      | 50%                     | —          | —   | —   | —   |                                |  |  |
| 10. Parking lots                           | —  | —                            | —            | —           | 10   | 3  | 3  | —                       | —          | —   | —   | —   | —                              |  |  |
| C-R HD                                     | 1. All R-3 uses                                    | Same as in the R-3 District  |              |             |  |  |  |                         |            |   |   |   |                                |  |  |
|  | 2. All C uses                                      | Same as in the C District    |              |             |  |  |  |                         |            |   |   |   |                                |  |  |
|  | 3. Mixed commercial-residential structures         | 10,000                       | 75           | 100         | Median of yards within 100 feet on same side                                 | —  | 1/3 of building height but not less than 10 feet | —                       | —          | 50% for principal building; 30% for accessory                         | 60  | —   | 3.0                            | 2. Tennis courts, racquetball courts, etc., in mixed-use buildings for use by the general public<br>3. Multifamily apartments of 4 stories or more<br>4. Multifamily use of 50 or more dwelling units<br>5. Business schools |  |

PASSAIC CODE

NOTES:

- <sup>1</sup> 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.
- <sup>2</sup> 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.
- <sup>3</sup> Density for mixed-use buildings: The maximum permitted density for mixed use buildings shall be derived from the application of the following formula:

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

- <sup>4</sup> In Column 10, C, M-1 and M-2 Districts, reference to “any use” shall mean any permitted use.
- <sup>5</sup> 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.
- <sup>6</sup> Density for mixed-use buildings in the C-R and CR-HD Zoning District shall be derived from the application of the following formula: [Total Lot Area/43,560 square feet] times the maximum permitted density.