

ZONING

317 Attachment 7

City of Passaic, New Jersey  
**SCHEDULE OF REGULATIONS<sup>6</sup>**  
**Part 4**  
**[Amended 12-20-2022 by Ord. No. 2370-22]**

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)					
C	1. Retail and service establishments 2. Banks 3. Business, professional and governmental offices 4. Eating and drinking establishments 5. Undertaking establishments 6. Theaters 7. Printing and publishing establishments 8. Places of public assembly 9. Parking lots and parking garages 10. Studios, galleries and museums	—	—	—	None required; 10 feet if provided. Where abuts an R District, 10 feet	Where abuts and R District, 10 feet	—	—	—	—	—	—	6.0	1. Hotels and motor inns 2. Off-site parking areas 3. Clubs 4. Any use of more than 50,000 square feet of floor area 5. Any use having drive-in facilities 6. Any use having parking for more than 100 cars 7. Advertising signs 8. rooftop business signs 9. Bowling alleys 10. Veterinary establishments 11. Tennis courts, racquetball courts, etc., in buildings used only for such purpose 12. Business schools
M-1	1. Offices and research laboratories 2. Light manufacturing, light processing, assembly or wholesale uses 3. Storage warehouses and storage yards, but not including junkyards 4. Factory retail outlets. 5. Any use permitted in the C District <sup>2</sup> 6. Indoor vertical farming. All uses must comply with the performance standards of this chapter, Article X, § 317-52.	5,000	50	100	10 feet, except 15 feet where opposite an R District	10	5	6	75	—	—	—	3.0	1. Off-site parking areas <sup>3</sup> 2. Gas stations, auto or truck rental, car washes, repair garages 3. Tennis courts, racquetball courts, etc., in buildings used only for such purpose 4. Limousine and charter bus depots 5. Automobile sales
M-2	1. Any use permitted in the M-1 District 2. Any process of manufacture assembly, alteration, conversion or treatment, but not including junkyards. All uses must comply with the performance standards of this chapter, Article X, § 317-52.	5,000	50	100	10 feet, except 15 feet where opposite and R District	10	5	6	75	—	—	—	3.0	

**SITE PLAN APPROVAL**

Site plan approval is required for all development meeting the requirements of Article VIII, § 317-28.

**NOTES:**

<sup>A</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>B</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>C</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>D</sup> In Column 10, C, M-1 and M-2 Districts, reference to “any use” shall mean any permitted use.

<sup>E</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>1</sup> [Amended 4-18-1985 by Ord. No. 842-85; 12-17-1987 by Ord. No. 990-87]

PASSAIC CODE

<sup>2</sup> [Added 6-15-1995 by Ord. No. 1335-95] <sup>3</sup> Editor's Note: Ordinance No. 1594-03, adopted 10-21-2003, provided for the repeal of former Subsections 1, Multifamily apartments of four stories or more, 3, Any use of more than 50,000 square feet of floor area, 4, Any use having drive-in facilities, 5, Any use having parking for more than 100 cars, 8, Truck terminals and transfer stations, 9, Bowling alleys, 11, Rooftop business signs, and 12, Kennels. Consequently, the remaining subsection