

# ZONING

## 650 Attachment 2

### Township of Irvington

#### Schedule of Area, Yard and Height Requirements [Amended 10-28-2024 by Ord. No. MC 3881]

	R-1L	R-1	R-2	R-3	R-4	R-5
Maximum residential density (units/net acre)	8.0	17.4	21.8	26.0	33.0	60.0
Minimum lot area (square feet)						
One-family	5,000	2,500	2,000	1,500	1,200	n.p.
Two- , three- , or four-family	n.p.	n.p.	2,000/ unit	1,500/ unit	1,200/ unit	n.p.
Garden apartments	n.p.	n.p.	n.p.	n.p.	1,320/ unit	1,320/ unit
High-rise apartments	n.p.	n.p.	n.p.	n.p.	n.p.	730/ unit
Maximum impervious coverage (percent)						
One- , two- , three- , or four-family	45%	55%	60%	70%	80%	n.p.
Garden or high-rise apartments	n.p.	n.p.	n.p.	n.p.	60%	60%
Minimum lot width (feet)						
One- , two- , three- , or four-family	50	35	30 <sup>1</sup>	28 <sup>1</sup>	28 <sup>1</sup>	n.p.
Garden or high-rise apartments	n.p.	n.p.	n.p.	n.p.	250	250
Minimum yards (feet)						
Front	20	15	15	15	15 <sup>2</sup>	50
Side (one/both)	5/12	4/10 <sup>3</sup>	0/0	0/0 <sup>4</sup>	0/0 <sup>2,4</sup>	20/50
Rear	20	15	15	15	15 <sup>2</sup>	75
Maximum stories	3	3	3	3	3	8
Maximum building height (feet)	35	35	35	35	45	100

**NOTES:**

1. Applies only to one-family lots. For each additional dwelling unit, the minimum lot width is increased by 10 feet.
2. Applies to one- , two- , three- , and four-family lots. For garden apartments, the minimum yards shall be as required for the R-5 Zoning District.
3. Lots that meet the requirements of § 650-10A. Undersized lots of records shall be permitted a minimum combined side yard setback of six feet.
4. Applies only to one-family lots. For each additional dwelling unit, the minimum side yard (one) is increased by four feet and the minimum side yard (both) is increased by 10 feet.

IRVINGTON CODE

**Schedule of Area, Yard and Height Requirements**

	<b>B-1</b>	<b>B-2</b>	<b>B-3</b>	<b>B-4</b>	<b>B-5</b>	<b>CBD</b>
Maximum floor area ratio						
Ground floor only	0.60	n.a.	n.a.	n.a.	n.a.	0.75
Entire building	2.40	0.45	0.40	0.40	0.35	2.25
Minimum lot area (square feet)	3,500	2 acres	10,000	10,000	5 acres	3,500
Maximum impervious coverage (percent)	80%	80%	75%	75%	70%	85%
Minimum lot width (feet)	30	200	80	80	300	30
Minimum yards (feet)						
Front	0	40	10	10	150	0
Side (one/both)	0/0	40/100	10/25	10/25	100	0/0
Rear	20	80	25	25	150	20
Maximum stories	3	1	1	1	1	3
Maximum building height (feet)	45	30	20	20	30	45

	<b>O-1</b>	<b>P-1</b>	<b>P-2</b>	<b>M-1</b>	<b>M-2</b>	<b>M-3</b>
Maximum floor area ratio	0.50	0.30	0.35	0.40	0.50	0.60
Minimum lot area (square feet)	5,000	1 acre	20,000	1 acre	1 acre	2 acres
Maximum impervious coverage (percent)	60%	45%	55%	60%	75%	75%
Minimum lot width (feet)	50	100	80	150	150	200
Minimum yards (feet)						
Front	20	25	20	25	25	40
Side (one/both)	7/15	25/60	7/15	25/60	25/60	40/100
Rear	25	50	25	50	50	50
Maximum stories	2½	3	3	2	2	2
Maximum building height (feet)	35	45	45	35	35	35