

ZONING

461 Attachment 2

Schedule of Regulations as to Bulk, Height and Other Requirements Business Zones

Key:

- A. See § 461-13A through F for permitted reduction of and exceptions to the bulk, height and other requirements.
- B. See § 461-13N for special front setback from certain streets.
- C. Steep Slope Overlay District. See § 461-24.1 for lot and bulk requirements in the Steep Slope District.

Column 1	Column 2	Column 3	Column 4			Column 5					Column 6								
District	Permitted Uses See § 461-13	Minimum Lot Area Per Dwelling Unit (sq. ft.)	Minimum Lot Size			Yards and Lot Coverage					Maximum Building Height								
			Minimum Lot Area (sq. ft.)	Minimum Lot Width (sq. ft.)	Minimum Lot Depth (sq. ft.)	Front Yard (ft.)	Rear Yard (ft.)	Side Yards (ft.)			Maximum Lot Coverage	Stories	Feet						
								Each	Both	Street Side									
B-A	Offices	--	6,000	60	90	25	30	10	20	15	30%	2	30						
B-A1	B-A uses	--	As in B-A Zone																
	Residential uses	--	As in least restrictive adjoining residence zone, including density																
B-B	Stores and shops	--	1 acre	200		45	10	6	16	10	50%	1	20						
	Neighborhood shopping center	--				70	20	20	70	30	35%								
	Offices	--	5,000	50	88	45	10	6	16	10	50%								
B-C	Stores and retail shops	--	--	50	--	5	10	Where abuts residential use: 1/2 the building height	5	60%	1. Where rear or side abuts residential zone: 2 stories 30 feet 2. All other locations: 3 stories 40 feet								
	Repair and printing shops																		
	Restaurants and taverns																		
	Offices and financial institutions																		
	Theaters																		
	Hotels (not less than 4 stories)											1 acre	200	1/2 height of building			50%	4 to 6 stories	70
	Automobile sales and repair and storage garage											10,000	100	5	10	Where abuts residential use: 1/2 the building height	5	60%	1
Vending machines	--							10											
Mortuaries as permitted in § 461-13 B-C Zone	--	75	--	15	10	10	20	15	--	--									

CLIFTON CODE

Schedule of Regulations as to Bulk, Height and Other Requirements Business Zones (Cont'd)

Column 1	Column 2	Column 3	Column 4			Column 5					Column 6		
District	Permitted Uses See § 461-13	Minimum Lot Area Per Dwelling Unit (sq. ft.)	Minimum Lot Size			Yards and Lot Coverage					Maximum Building Height		
			Minimum Lot Area (sq. ft.)	Minimum Lot Width (sq. ft.)	Minimum Lot Depth (sq. ft.)	Front Yard (ft.)	Rear Yard (ft.)	Minimum Yard Dimensions			Maximum Lot Coverage	Stories	Feet
								Each	Both	Street Side			
B-C (cont'd)	Offices with dwelling as permitted in § 461-13 B-C Zone	--	As in residential zone, including density			25	25		22	10	25%	3	40
B-D	B-C uses, except dwellings	--	As in the B-C Zone			60	20	10	20	20	50%	3	40
	Bowling alleys		10,000	100				20	40	30		2	30
	Hotels		As in the B- C Zone										

NOTES:

- ¹ See Art. V, § 461-19, for other requirements pertaining to garden apartments.
- ² See Art. V, § 461-21, for other requirements pertaining to townhouses.
- ³ See Art. V, § 461-20, for other requirements pertaining to high-rise apartments.