

ZONING

461 Attachment 3

City of Clifton Schedule of Regulations as to Bulk, Height and Other Requirements Industrial 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 District	Column 2 Permitted Uses See § 461-13	Column 3 Minimum Lot Area Per Dwelling Unit (sq. ft.)	Column 4			Column 5 Yards and Lot Coverage					Column 6 Maximum Building Height		
			Minimum Lot Size			Minimum Yard Dimensions			Maximum Lot Coverage	Stories	Feet		
			Minimum Lot Area (sq. ft.)	Minimum Lot Width (sq. ft.)	Minimum Lot Depth (sq. ft.)	Front Yard (ft.)	Rear Yard (ft.)	Side Yards (ft.)					
								Each				Both	Street Side
M-1	B-A Uses (Nonresidential) Light industrial plants	--	10,000	100	90	20	1/2 height of building but not less than 10 feet	15	50%	2	40		
M-2	Industrial plants	--	10,000	100	90	(1) Where an M-2 Industrial District does not abut a residential district, the front rear and side yard setbacks are as follows: 1/2 height of building but not less than 20 feet for a front yard setback; 1/2 height of building but not less than 15 feet for any side or rear setback (2) Where an M-2 Industrial District abuts a residential district, any front, rear or side yard abutting said residential district shall have a minimum setback of 40 feet			60%	4	40		
M-3	Industrial plants	--	2.5 to 10 acres ¹	250	250	-- ²			See § 461-13M	--	--		

NOTES:

¹ Minimum lot area – M-3 Zone:

- Buildings up to 40 feet in height: 2.5 acres.
- Buildings 41 through 80 feet in height: 5 acres.
- Buildings in excess of 80 feet in height: 10 acres.

² Where an M-3 Industrial District does not abut a residential district:

Front yard: 1/2 height but not less than 20 feet.

Rear yard and side yards: 1/2 height but not less than 15 feet.

Where an M-3 District abuts a residential district, the minimum front, rear and side yard dimensions shall be:

For buildings 40 feet high or less: 40 feet.

For buildings higher than 40 feet: 2 feet of setback for each foot of building height

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