

# ZONING

## 461 Attachment 4

### City of Clifton Schedule of Regulations as to Bulk, Height and Other Requirements

#### Planned Development 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						Column 6	
			Minimum Lot Size			Minimum Yard Dimensions			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			
PD-1 BLOCK 4-24	See § 461-13H	--	2,500	25	100	15	--	--	--	--	85%	2	30
PD-1 Remaining Area						--	10						
PD-1(A)	See § 461-13J	--	See § 461-13J for PD-1(A) Zone requirements										
PD-2	Two-family dwellings	3,000	6,000	60	90	25	35	10	22	--	25%	2 1/2	35
	Senior Citizen housing	778	3.5 acres	300	500	35	35	20	40	--	30%	4	50
	Garden apartments (dwelling group)	2,178	5 acres	300	300	25	40	10	22	--	20%	3	40
	--	--	See § 461-13I for other PD-2 Zone requirements										
PD-3	See § 461-13O	See § 461-13O for other PD-3 Zone requirements											
PCD	Office and hotel	--	5-acre tract; 10,000 lot	200 tract	200 tract	50	25	25	50	--	30%	10	110
	Other permitted uses					25						--	45
	See § 461-13K	See § 461-13K for Other PCD Zone requirements											
PCRD	Commercial	--	5-acre tract	200 tract	150 tract	50	25	25	50	50	30%	-- <sup>1</sup>	50
	Residential	3,350	5-acre tract	500	500	25	25	25	50	25	-- <sup>2</sup>	3	35
	See § 461-13L	See § 461-13L for other PCRD Zone Requirements											

# CLIFTON CODE

## City of Clifton Schedule of Regulations as to Bulk, Height and Other Requirements

### Planned Development Zones (Cont'd)

**Key:**

- D. See § 461-13A through F for permitted reduction of and exceptions to the bulk, height and other requirements.
- E. See § 461-13N for special front setback from certain streets.
- F. 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		
			<b>Minimum Lot Size</b>			<b>Yards and Lot Coverage</b>					<b>Maximum Building Height</b>		
						<b>Minimum Yard Dimensions</b>			<b>Maximum Lot Coverage</b>				
						<b>Side Yards (ft.)</b>							
<b>District</b>	<b>Permitted Uses See § 461-13</b>	<b>Minimum Lot Area Per Dwelling Unit (sq. ft.)</b>	<b>Minimum Lot Area (sq. ft.)</b>	<b>Minimum Lot Width (sq. ft.)</b>	<b>Minimum Lot Depth (sq. ft.)</b>	<b>Front Yard (ft.)</b>	<b>Rear Yard (ft.)</b>	<b>Each</b>	<b>Both</b>	<b>Street Side</b>	<b>Maximum Lot Coverage</b>	<b>Stories</b>	<b>Feet</b>
PDO-1	See § 461-13P		See § 461-13P for Other PDO-1 Zone requirements										
PDO-2	See § 461-13Q		See § 461-13Q for other PDO-2 Zone requirements										
P-MU	See § 461-13R		See § 461-13R for other P-MU Zone requirements										
Cemeteries <sup>3</sup>		--				20		--		20	--	1	20

**NOTES:**

<sup>1</sup> Height, PCRD Zone: three stories, not including ground level parking.

<sup>2</sup> Coverage, PCRD Zone: 25% for principal building, plus 10% for accessory building, plus 30% for parking areas and drives.

<sup>3</sup> Cemeteries. Any land zoned for cemetery use as shown on the Zoning Map hereby adopted by this chapter shall be zoned according to the most restrictive zoning district contiguous thereto, when converted to or intended for noncemetery use. Cemeteries shall provide and maintain a screen planting composed of hedge and shrubbery along public streets.