

ZONING

220 Attachment 1

Borough of Alpine

**Schedule Limiting Height and Bulk of Buildings
[Last amended 8-28-2024 by Ord. No. 832]**

Zone	Families Per Lot	Minimum Lot Sizes		Minimum Building Setbacks			Maximum Height (feet)	Maximum Number of Stories	
		Area (square feet)	Width (feet)	Front (feet)	Rear (feet)	Each Side (feet)			
R-A	1	87,120 (2 acres)	250	75	100	50	35	2.5	
R-AA	1	65,340	150	60	60	30	35	2.5	
R-1	1	40,000	120	60	50	30	35	2.5	
R-2	1	20,000	100	40	30	20	35	2.5	
R-2A	1	14,000	95	30	25	15	35	2.5	
R-2B	1	10,000	75	20	15	15	35	2.5	
R-2C	1	15,000	90	60	40	15	35	2.5	
R-3	1	7,500	50	20	20	8	35	2.5	
R-4	1	10,000	70	60	30	10	35	2	
R-R	1	87,120	250	75	100	50	35	2.5	
		(2 acres where used for residential use)							
R-R		100 acres (where used for golf course)							2.5
P		(See § 220-8)							2.5
B		(See § 220-9)							2.5
COAH-1 (Block 43, Lots 6.01, 6.02 and 6.03)	7	47,000	200	35	20	20	35	2.5	
COAH-2 (Block 79.03, Lot 8) ¹	1	40,000	120	50	50	30	35	2.5	
COAH-3		(See § 220-23)							

NOTES:

¹In COAH-2, no structure shall be erected closer than 200 feet to the westerly side of Route 9W. In addition, there shall not be more than eight one-family residential lots located on the said property. The subdivision of COAH-2 shall substantially comply with a sketch plat dated May 17, 2000, prepared by Hubschman Engineering, 456 Sylvan Avenue, Englewood Cliffs, New Jersey 07632, known as drawing 735-6 entitled "Lot 8, Block 79.03, Alpine Route 9W Subdivision." Said sketch plat shall be permanently located in the office of the Borough Clerk of the Borough of Alpine.