

ZONING

18 Attachment 3

Borough of Cliffside Park

APPENDIX 18A-3

GENERALIZED SUMMARY OF ZONING REGULATIONS*

[Amended 10-4-2022 by Ord. No. 2022-13; 8-6-2024 by Ord. No. 2024-10]

ZONE	Minimum Lot Requirements			Minimum Yard Requirements				Max. Lot Coverage (%)	Max. Bldg. Height (Sts. – Feet)	Min. Parking (Spaces)
	Lot Area (Square Feet)	Frontage (Feet)	Depth (Feet)	Area/D.U. Square Feet	Front (Feet)	Rear (Feet)	Side (Feet)			
R-1	5,000	50	100	2,500	25*	25	6	60%	35'	2*/D.U.
R-2	5,000	50	100	2,500	25*	25	6	60%	35'	2*/D.U.
R-3	10,000	100	100	1,000	25*	25	10	One- and Two-family: 60%	3 – 35'	2 + 1/6**/D.U.
								Multi-family: 75%		
R-4	10,000	100	100	700	10*	25	10	One- and Two-family: 60%	4 – 45'	2 + 1/6**/D.U.
								Multi-family: 75%		
R-5	5 Acres	450	450	500	100*	100	100	One- and Two-family: 60%	25 – 250'	2 + 1/6**/D.U.
								Multi-family: 75%		
C-1	5,000	50	100	700	10	25	0/3/8*	85%	3 – 35'	1/250 Sq. Ft.
C-2	5,000	50	100	0	5	25	0/3/8*	85%	4 – 45'	1/250 Sq. Ft.

*See Zoning Ordinance regarding details and additional regulations.

**Parking: See Guest Parking Requirements