

ZONING

**Zoning Schedule IV-2, Part 2
Area, Bulk and Yard Requirements
Borough of Fort Lee, Bergen County, New Jersey
[Amended 10-25-2001 by Ord. No. 2001-56; 7-21-2005 by Ord. No. 2005-24]**

Zone District	Maximum Bulk Requirements		Minimum Yard Requirements		
	Floor Area Ratio	Building Height (feet)	Front Yard (feet)	Side Yard (feet) One/Both	Rear Yard (feet)
Business Zones					
C-1 Central Business District					
1. Permitted Principal Uses:					
All retail and service	1.6	40			See § 410-28G
Office buildings	1.5	100			See § 410-28G
Banks and financial institutions	1.5	100			See § 410-28G
Movie theaters, bowling alleys and other indoor amusements	0.5	30			See § 410-28G
2. Conditional Uses:					
Restaurants	0.6	40			See § 410-28G
Hotels	1.5	150			See § 410-28G
Planned commercial developments	1.5	40			See § 410-28G
3. Other Conditional Uses	0.6	40			See § 410-28G
4. Combination of Uses		See Footnote 1			
C-1A Planned Business District		See § 410-37			See § 410-37
C-1B Mixed-Use Zone		See § 410-85			See § 410-85
C-2 Neighborhood Business District					
1. Permitted Principal Uses:					
All retail and service	1.0	30			See § 410-28G
Office buildings	1.5	30			See § 410-28G
Banks and financial institutions	1.5	30			See § 410-28G
Movie theaters, bowling alleys and other indoor amusements	0.5	30			See § 410-28G
2. Conditional Uses:					
Restaurants	0.6	30			See § 410-28G
Planned commercial developments	1.5	30			See § 410-28G
3. Other Conditional Uses	0.6	30			See § 410-28G
4. Combination of Uses		See Footnote 2			See § 410-28G
C-3 Limited Business District					
1. Permitted Principal Uses:					
Office buildings	1.5	100			See § 410-28G
Banks and financial institutions	1.5	100			See § 410-28G
All other	0.6	40			See § 410-28G
2. Conditional Uses:					
Hotels	1.5	150			See § 410-28G
Restaurants	0.6	40			See § 410-28G
Retail and Service	1.6	40			See § 410-28G
Planned commercial developments	1.5	40			See § 410-28G
3. Other Conditional Uses	0.6	40			See § 410-28G
4. Combination of Uses		See Footnote 1			
C-4 Special Business District					
1. Permitted Principal Uses:					
Office buildings	1.0	35			See § 410-28G
Banks and financial institutions	1.0	35			See § 410-28G
All other	1.0	35			See § 410-28G
2. Conditional Uses:					
Restaurants	1.0	35			See § 410-28G
Planned commercial developments	1.0	35			See § 410-28G
3. Other Conditional Uses	1.0	35			See § 410-28G
4. Combination of Uses	1.0	35			See § 410-28G
		(See Footnote 3)			

FORT LEE CODE

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Zone District	Maximum Bulk Requirements		Minimum Yard Requirements		
	Floor Area Ratio	Building Height (feet)	Front Yard (feet)	Side Yard (feet) One/Both	Rear Yard (feet)
Business Zones					
C-5 Highway Development District					
1. Permitted Principal Uses:					
All retail and service	1.0	35	40	15/30	25
Office buildings	2.5	100	40	15/30	25
Banks and financial institutions	2.5	100	40	15/30	25
Movie theaters, bowling alleys and other indoor amusements	1.0	35	40	15/30	25
Animal hospitals and kennels	1.0	35	40	15/30	25
2. Conditional Uses:					
Planned commercial developments	1.0	35	40	15/30	25
Restaurants	1.0	35	40	15/30	25
Advertising Signs	--	35			
3. Other Conditional Uses	0.6	35	40	15/30	25
4. Combination of Uses		See Footnote 4			
C-6 Planned Commercial District					
1. Permitted Principal Uses:					
Office buildings	2.5	300		See § 410-28G	
Banks and financial institutions	2.5	300		See § 410-28G	
All other	0.6	40		See § 410-28G	
2. Conditional Uses:					
Planned development groups	1.5	300		See § 410-28G	
Hotels	1.5	300		See § 410-28G	
Restaurants, eating and drinking	0.6	40		See § 410-28G	
Retail and service	1.6	40		See § 410-28G	
3. Other Conditional Uses	0.6	40		See § 410-28G	
4. Combination of Uses		See Footnote 4			
C-7 Special Limited Business					
1. Business and professional offices, less than 2 acres	1.0	35 feet/3 stories		See § 410-28G	
2. Business and professional offices, 2.0 to 3.99 acres	1.0	70 feet/5 stories		See § 410-28G	
3. Business and professional offices, 4.0 acres or more	1.0	110 feet/7 stories		See § 410-28G	
4. Banks and other financial institutions	1.0	35 feet/3 stories		See § 410-28G	
5. Restaurants and eating and drinking establishments	0.6	35 feet/3 stories		See § 410-28G	

NOTES:

1. The maximum floor area ratio for combined uses shall be calculated as the weighted average of the respective floor space for each type of use. Except where provided in this chapter, retail and service uses shall be limited to a 40 foot maximum height. All other uses shall be limited in height as listed individually.
2. The maximum floor area ratio for combined uses shall be calculated as the weighted average of the respective floor space for each type of use. Except where provided in this chapter, retail and service uses shall be limited to a 30 foot maximum height.
3. The maximum floor area ratio for combined uses shall be calculated as the weighted average of the respective floor space for each type of use.
4. The maximum floor area ratio for combined uses shall be calculated as the weighted average of the respective floor space for each type of use. All uses shall be limited in height as listed individually.