

LAND DEVELOPMENT

186 Attachment 2

**Borough of Bergenfield
Schedule B
Limiting**

**[Amended 7-17-1979 by Ord. No. 1134; 12-15-1987 by Ord. No. 2038; 12-29-2005 by Ord. No. 05-2365;
9-5-2006 by Ord. No. 06-2376; 10-2-2018 by Ord. No. 18-2532; 10-3-2019 by Ord. No. 19-2554; 10-3-2019 by Ord. No. 19-2556; 3-15-2022
by Ord. No. 22-2594; 6-20-2023 by Ord. No. 23-2617]**

Zone District	Minimum Area Requirements ⁵		Maximum Bulk Requirements ⁶		Building	Minimum Yard Requirements		
	Lot Area (square feet)	Lot Width (feet)	Improved Lot Coverage	Lot Coverage	Height (feet/stories)	Front Yard (feet)	Side Yard (feet)	Rear Yard ¹ (feet)
R-40 Residential	40,000	160	—	15%	30/2	50	20/50 ²	50
R-15 Residential	15,000	100	40%	25%	30/2	40	20/40 ²	50
R-6 Residential								
One-family	6,000	60	35%	30%	30/2	25	7 1/2/15 ²	25
Two-family	10,000	100	—	30%	30/2	25	15/30	25
R-5 Residential								
One-family ⁴	5,000	50	40%	35%	30/2	25	5/10 ²	25
Two-family	10,000	100	40%	35%	30/2	25	15/30 ²	25
R-M Garden Apartment ⁷								
Multifamily dwellings other than townhouses	20,000	200	65%	20%	40/3	See Article VII	See Article VII	See Article VII
Townhouses	20,000	200	—	20%	35/2			
One-family								
Two-family								
					Same as R-6			
					Same as R-6			
R-S Senior Citizen Apartment	20,000	100	65%	50%	40/3	25	15/30 ²	40
B-1 Retail Business ⁸	—	—	70%	40%	40/3 ⁷	10	15/30	25
B-2 Business and Professional ⁸	10,000	100	70%	35%	40/3 ⁷	15	15/30	25
M Light Industrial and Automotive	20,000	150	70%	70%	35/2 ⁷	25	15/40 ²	25
P Parks and Public Purpose	—	—	65%	20%	35/2 1/2	—	—	—
B-1 Affordable Housing Overlay	—	—	85%	65%	40/3	10	5/10	15
B-2 Affordable Housing Overlay	10,000	100	85%	55%	40/3	10	5/10	15
IH Inclusionary Housing	15,000	100	85%	75%	38/3	5	4	4
P Cell towers	—	—	—	—	Not to exceed 70 feet	—	—	—

NOTES:

- ¹ Lots abutting railroad right-of-way require fifteen-foot backyard.
- ² Corner lots in the R-5 Zone require fifteen-foot front yard on side street..
- ³ Corner lots require fifteen-foot front yard on side street.
- ⁴ One-family dwellings on lots of 6,000 square feet are subject to R-6 requirements.
- ⁵ In case of irregularly shaped lots whose sides are not parallel, the average width of the lot shall be used in place of the actual street frontage.
- ⁶ In computing building area for lot coverage and improved lot coverage requirements, all porches, steps, extensions and accessory buildings shall be included.
- ⁷ Maximum density: 12 units per acre.
- ⁸ Residential units above retail uses are permitted in the B Zone.