

ZONING

XXI Attachment 1

Borough of Carlstadt Ordinances

**BUILDING ZONE ORDINANCE FOR CARLSTADT
SCHEDULE LIMITING HEIGHT AND BULK OF BUILDINGS
[Amended 2-1-2007 by Ord. No. 07-1]**

Zones	Maximum Height		Minimum Size of Plot		Families Per Building	Front Yards Minimum Depth	Maximum Building Coverage	Floor Area Ratio	Mandatory Open Spaces	Side Yards	Rear Yard	Inner Courts		Outer Courts
	Stories	Feet	Area	Width								Minimum Width	Maximum Area	
Residential*	With Cellar 1-family: 2 1/2	With Cellar 1-family: 32	3,750 square feet	37 1/2 feet	1	Average setback line observed by buildings on same side of street between two intersecting streets on December 17, 1979**	1-family: 40%	1-family: maximum .65; 2-family: maximum .45	Front yard Two side yards Rear yard	1-family 2-total of 12 feet 5-foot minimum	Minimum Depth of 30 feet	4 feet, but not less than two inches for each foot of building height	Twice square of required least dimension	Minimum width 4 feet, but not less than 2 inches for each foot of building height
	Without Cellar 1 family: 2 1/2	Without Cellar 1-family: 27	5,000 square feet	50 feet	2***		2-family: 30%		See Ord. 99-22	2-family: 2-total of 21 feet 7 foot minimum				
	On Slab Only 2-family: 2 1/2	On Slab Only 2-family: 27												
Commercial	3	35	5,000 square feet	50 feet	None	None required	90% in case of interior lot beginning at second story sill level or 20 feet above curb level	Maximum .65	Rear yard in case of interior lot	None required, but if provided must be three feet, and not less than one inch for foot of building height	Minimum depth 10% of lot depth, but need not exceed 10 feet on interior lot. None required on corner lot	4 feet, but not less than 1 1/2 inches for each foot of building height	Twice square of required least dimension.	Minimum width 3 feet, but not less than 1 1/2 inches for each foot of building height
Mixed Commercial		35			Maximum of 4 families									
Light Industrial	6	75	4 acres, with minimum lot width of 200 feet		30 feet	50%			Front yard Side yard and Rear yards	Two side yards are required, each a minimum width of 20 feet at the building line	30 feet	4 feet, but not less than 1 1/2 inches for each foot of building height	Twice square of required least dimension	Minimum width 3 feet, but not less than 1 1/2 inches for each foot of building height
Heavy Industrial														
Research Distribution Park	6	75	4 acres, with minimum lot width of 200 feet		75 feet	40%			20% of area	Total of 1,200 feet, not less than 30 feet on any one side	100 feet	4 feet, but not less than 1 1/2 inches for each foot of building height	Twice square of required least dimension	Minimum width 3 feet, but not less than 1 1/2 inches for each foot of building height
Waterfront Recreational	1 1/2	21	1 acre		25 feet	25%			40% of area	Minimum side yard and each side 25 feet	25 feet	4 feet, but not less than 1 1/2 inches for each foot of building height	Twice square of required least dimension	Minimum width 3 feet, but not less than 1 1/2 inches for each foot of building height

* Semidetached or twin dwellings housing one family on each side of a common party wall are to be taken as two buildings for determining the requirements of this schedule in a residential zone.

** Corner properties require a 40-foot setback to the center line of any street or street upon which its lot may abut or front.

*** Two-family use requires condition use approval of the Carlstadt Planning Board (Ord. No. 02-23).