

ZONING

200 Attachment 1

Borough of Closter Schedule A: Limiting Schedule

[Amended 9-8-1971 by Ord. No. 1971:223; 12-12-1979 by Ord. No. 1979:368; 6-23-1980 by Ord. No. 1980:381; 6-24-1981 by Ord. No. 1981:408; 2-23-1983 by Ord. No. 1983:443; 4-21-1986 by Ord. No. 1986:526; 2-10-1988 by Ord. No. 1988:557; 12-13-2000 by Ord. No. 2000:835; 9-12-2001 by Ord. No. 2001:848; 3-12-2003 by Ord. No. 2003:893; 12-20-2004 by Ord. No. 2004:930; 12-14-2005 by Ord. No. 2005:953; 3-22-2006 by Ord. No. 2006:963; 4-10-2006 by Ord. No. 2006:967; 4-22-2009 by Ord. No. 2009:1036; 4-28-2010 by Ord. No. 2010:1066; 12-12-2012 by Ord. No. 2012:1136; 12-22-2014 by Ord. No. 2014:1181]

Requirement	District							Historic Preservation ⁷
	No. 1 Residence Area A	No. 2 Residence Area B	No. 3 Business Area	No. 4 Commercial Area	No. 4A Office Area A	No. 4B ³ Office Area B	No. 6 ⁴ AH Zone	
Maximum height ⁶ (stories) (feet) ⁵	2 ½ 28	2 ½ 28	2 25	2 25	2 25	2 25		
Minimum size of lot area (square feet)	15,000	12,500	7,500	7,500	45,000	80,000		
Lot width at building setback line (feet)	100	100	50	50	150	250		
Minimum street frontage (feet)	75	75	50	50	150	250		
Maximum number of families per building	1	2 ¹	No restriction; varies with number of units created	0	0	0		
Maximum total building coverage of lot (percent) ²	20	20	35	35	20	25		20.5

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Requirement	District							Historic Preservation ⁷
	No. 1 Residence Area A	No. 2 Residence Area B	No. 3 Business Area	No. 4 Commercial Area	No. 4A Office Area A	No. 4B ³ Office Area B	No. 6 ⁴ AH Zone	
Maximum size of retail store (square feet)	0	0	45,000	0	0	0		
Maximum total impervious area (percent)	30	30	80	80	75	75	30.5	
Side yards, minimum width (feet)								
Aggregate of 2 sides	35	30	12	12	60	80		
Each side	15	15	6	6	30	40		
Rear yard								
Minimum depth (feet)	30	20	50	50	40	60		
Front yard								
Minimum depth of setback (feet)	See § 200-70	See § 200-70	See § 200-70	See § 200-70	75	75		
Minimum open space (percent)	—	—	—	—	—	—		
Minimum lot size for subdivision (square feet)	43,560	43,560	—	—	—	—		
Floor area ratio	See § 200-69G	See § 200-69G	—	—	—	—		

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NOTES:

- ¹ Subject to Article V of this chapter, as amended.
- ² In computing maximum total building coverage, all porches, steps, extensions and accessory buildings shall be included.
- ³ This Schedule was amended to delete provisions for the District No. 5, Industrial Area, from this Schedule by Ord. No. 1981:408, which ordinance provided that said provisions are now to be as set forth in Art. X of this chapter.
- ⁴ The area, bulk and dimensional requirements for the AH Zone are contained in § 200-51 of this chapter.
- ⁵ The maximum height requirement in Residence Areas A and B shall be 30 feet for any house constructed before 1920.
- ⁶ The maximum building height in District No. 3, Business Area, for the conditional use of COAH housing as set forth in § 200-12 shall be three stories and 36 feet.
- ⁷ The term "historic preservation" as used herein means a property that has been designated as historic by the Closter Historic Preservation Commission and the Mayor and Council. See Chapter 35, Article VI, of this Code for further information regarding local historic preservation designation procedures. Except for the above-listed maximum total building coverage and maximum total impervious coverage, all other provisions of the Limiting Schedule apply to these historic properties; the appropriate requirements will be determined by the area in which the property is located (i.e., Residence Area A or Residence Area B).