

LAND DEVELOPMENT

125 Attachment 8

Borough of Fair Lawn

SCHEDULE OF AREA, YARD AND BUILDING REQUIREMENTS

(Chapter 125, Article III)

[Amended 3-27-2001 by Ord. No. 1849-2001; 7-17-2007 by Ord. No. 2083-2007; 2-16-2010 by Ord. No. 2172-2010; 2-16-2010 by Ord. No. 2173-2010; 2-23-2010 by Ord. No. 2179-2010; 1-28-2014 by Ord. No. 2297-2014; 1-26-2016 by Ord. No. 2371-2016; 2-21-2017 by Ord. No. 2419-2017; 6-28-2022 by Ord. No. 2625-2022]

Zone	Type of Use	Area (S.F.)	Minimum Lot Dimensions				Principal Building					Accessory Building or Structure					Maximum Building Coverage	Maximum Impervious Coverage	Maximum Density (DU/Acre)	Maximum Deck Coverage Gross Area of Lot	Floor Area Ratio		
			Width (Ft.)		Depth (Ft.)		Maximum Height		Front Yard	Side Yard		Rear Yard	Height	Front Yard	Side Yard							Rear Yard	
			Interior Lot	Corner Lot	Interior Lot	Corner Lot	Stories	Feet		Interior	Street				Interior	Street							
R-1-1	1 Family Dwelling	10,000	75	75	100	100	2-1/2	30	35	15	35	20	20	45	(H)	35	(H)	25%	30%(N,P)	-----	5%	(0)	
R-1-2	1 Family Dwelling	7,500	75	75	100	100	2-1/2	30	30	12(L)	30	20	20	40	(H)	30	(H)	25%	35%(N,P)	-----	5%	(0)	
R-1-3	1 Family Dwelling	6,500	65	75	100	100	2-1/2	30	25	10(M)	25	20	15	35	(H)	25	(H)	25%	35%(N,P)	-----	5%	(0)	
R-2	2 Family Dwelling	12,000	100	100	100	100	2-1/2	30	25	15	25	20	20	35	(H)	25	(H)	25%	35%(N,P)	-----	5%	(0)	
	1 Family Dwelling	6,500	65	75	100	100	2-1/2	30	25	10	25	20	15	35	(H)	25	(H)	25%	35%(N,P)	-----	5%	(0)	
R-3-1	Multifamily Dwelling	20,000	150	150	120	120	2-1/2	30	25	15	25	20	15	35	10	35	10	20%	45%(N)	18	5%	--	
	2 Family Dwelling	12,000	100	100	100	100	2-1/2	30	25	15	25	20	20	35	10	25	10	25%	35%(N,P)	-----	5%	(0)	
	1 Family Dwelling	6,500	65	75	100	100	2-1/2	30	25	10	25	20	15	35	6	25	10	25%	35%(N,P)	-----	5%	(0)	
R-3-2	Multifamily Dwelling	20,000	150	150	120	120	2-1/2	30	25	15	25	20	15	35	10	35	10	15%	45%	20	5%	--	
	2 Family Dwelling	12,000	100	100	100	100	2-1/2	30	25	15	25	20	20	35	10	25	10	25%	35%(P)	-----	5%	(0)	
	1 Family Dwelling	6,500	65	75	100	100	2-1/2	30	25	10	25	20	15	35	6	25	10	25%	35%(P)	-----	5%	(0)	
R-5-1	Townhouses	2.4 acres	140	140	200	200	2-1/2	30	25	15	25	20	15	35	10	35	10	20%	45%	7	5%	--	
	1 Family Dwelling	7,500	75	75	100	100	2-1/2	30	35	12	30	20	20	40	6	30	10	25%	35%(P)	-----	5%	(0)	
R-5-2	Townhouses	2.4 acres	140	140	200	200	2-1/2	30	25	15	25	20	15	35	10	35	10	20%	45%	10	5%	--	
	1 Family Dwelling	7,500	75	75	100	100	2-1/2	30	35	12	30	20	20	40	6	30	10	25%	35%(P)	-----	5%	(0)	
R-5-3	Townhouses	Same as R-5-1 and R-5-2 and as set forth in §125-22																					--
R-6	Inclusionary Multifamily Residential	See § 49-14.																					--
C-R	Combined Residential	Same as R-3 and as set forth in §125-30																				17.65	--
B-1	Restricted Business	10,000	100	100	100	100	-----	35	0(E)	10(A)	20(E)	25(B)	20	30	0(A,F)	20	10(B)	35%	90%	-----	5%	--	
	2 Family Dwelling	12,000	100	100	100	100	2-1/2	30	25	15	25	20	20	35	10	25	10	25%	35%(P)	-----	5%	(0)	
	1 Family Dwelling	6,500	65	75	100	100	2-1/2	30	25	10	25	20	15	35	6	25	10	25%	35%(P)	-----	5%	(0)	
	Self-storage warehousing as a conditional use	See § 125-24B(4)																					--
B-2	General Business and mixed uses	10,000	50	50	100	100	-----	35	0(E)	0(A,F)	20(E)	25(B)	15	30	0(A,F)	20	10(B)	35%	90%	-----	5%	--	
	2 Family Dwelling	12,000	100	100	100	100	2-1/2	30	25	15	25	20	20	35	10	25	10	25%	35%(P)	-----	5%	(0)	
	1 Family Dwelling	6,500	65	75	100	100	2-1/2	30	25	10	25	20	15	35	6	25	10	25%	35%(P)	-----	5%	(0)	
	Self-storage warehousing as a conditional use	See § 125-24B(4)																					--
B-3	Business	5,000	50	50	100	100	-----	40	20(E)	0(A,F)	20(E)	25(B)	15	30	0(A,F)	20	10(B)	35%	90%	-----	5%	--	
	2 Family Dwelling	12,000	100	100	100	100	2-1/2	30	25	15	25	20	20	35	10	25	10	25%	35%(P)	-----	5%	(0)	
	1 Family Dwelling	6,500	65	75	100	100	2-1/2	30	25	10	25	20	15	35	6	25	10	25%	35%(P)	-----	5%	(0)	
	Self-storage warehousing as a conditional use	See § 125-24B(4)																					--
B-4	River Road Business	5,000	50	50	100	100	3	35(I)	5(J)	12(K)	5(J)	20(B)						40%	90%	-----	5%	--	
B-5	River Road Business	5,000	50	50	100	100	2	30	5(J)	12(K)	5(J)	20(B)						40%	90%	-----	5%	--	
OBS-1	Office & Business Services	10,000	100	100	100	100	-----	26	20(E)	10(A)	20(E)	25(B)	20	30	0(A,F)	20	10(B)	35%	90%	-----	5%	--	
	2 Family Dwelling	12,000	100	100	100	100	2-1/2	30	25	15	25	20	20	35	10	25	10	25%	35%	-----	5%	(0)	
	1 Family Dwelling	6,500	65	75	100	100	2-1/2	30	25	10	25	20	15	35	6	25	10	25%	35%	-----	5%	(0)	
I-1	Restricted Industry	3 acres	500	500	300	300	-----	40	65	50(A)	65	50(C)	20	100	50(A)	65	50(C)	40%	60%	-----	5%	--	
I-2	Industry	20,000	50	50	100	100	-----	40	20	0(A,F)	20	20(B,G)	25(B)	20	0(A,F)	30	0(A,F)	40%	80%	-----	5%	--	
	Business	20,000	50	50	100	100	-----	40	20(E)	0(A,F)	20(E)	20(B,G)	25(B)	15	0(A,F)	30	0(A,F)	35%	80%	-----	5%	--	
I-2-ER	Industry	20,000	50	50	100	100	-----	50	20	0(A,F)	20	20(B,G)	25(B)	20	0(A,F)	30	0(A,F)	40%	80%	-----	5%	--	
CA	Commercial Antenna	Same as set forth for the respective zones in §125-29A(2)																					--
MU	Mixed-Use Planned Development	See § 49-17.																					--

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Notes for Schedule of Area, Yard and Building Requirements

- A. If abutting property zoned or used for residence, the interior side yard dimension shall equal or exceed maximum height of building being erected.
- B. If abutting property zoned or used for residence, the rear yard shall equal or exceed 1 1/2 times the height of building being erected.
- C. If abutting property zoned or used for residence, the rear yard dimension shall equal or exceed maximum height of building being erected.
- D. (Reserved)
- E. For lots with frontage on Broadway, the minimum front setback shall be the average of the front setbacks of the buildings on the adjacent lots on both sides or in the case of a corner lot the front setback of the adjacent lot on Broadway but in no case shall the front setback on Broadway be less than 10 feet to the inside face (cartway side) of the street curb on Broadway. Lots with exclusive frontage on streets other than Broadway shall have a minimum front setback of 20 feet.

Front setback or street side yards may be reduced to the average setbacks of existing buildings within the same block and on the same side of the street as the proposed building or within 100 feet on each side of the property being developed (whichever is less). Vacant properties, other than the one being developed, shall be considered as having twenty-foot setbacks for the purpose of this calculation.
- F. Provides that a ten-foot safety access be provided between the building erected and the building on adjacent property on at least one side. If adjoining property is vacant, a five-foot side yard adjoining said vacant lot shall be considered to meet this criteria.
- G. Properties with rear yards abutting railroad: no rear yard is required.
- H. Accessory building or shed 50 square feet or smaller: yard = three feet; over 50 square feet: yard = four feet; but in no case closer than 10 feet to existing dwelling on adjoining property.
- I. Including parapet, for slopes of 2% or less or 26 feet for sloped roof buildings as defined.
- J. Maximum of 10 feet.
- K. Adjacent buildings may have no more than one common adjoining side yard of zero feet. If vehicular access to rear of a building or structure is required in, the side yard shall be 12 feet.
- L. The interior side yard setback for the principle building shall be reduced from 12 feet to 10 feet, provided that the front yard lot line of the property is less than 75 feet and provided further that there is no increase in the curb cut.

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- M. The interior side yard setback for the principle building shall be reduced from 10 feet to eight feet, provided that the front yard lot line of the property is less than 65 feet and provided further that there is no increase in the curb cut.
- N. For all one- or two-family dwellings, any principle building with a detached garage on an undersized lot for that zone shall not have that portion of its driveway calculated from the most front footprint of the principle building to the detached garage for the purpose of determining the impervious coverage permitted.
- O. For all one-family or two-family dwellings, the floor area ratio (FAR) shall be as follows:
- (1) Properties having a lot area ranging in size from 5,000 square feet and under to 6,500 square feet shall provide a floor area ratio of 0.40.
 - (2) Properties having a lot area ranging in size from 6,501 square feet to 7,500 square feet shall provide a floor area ratio of 0.37.
 - (3) Properties having a lot area ranging in size from 7,501 square feet and above shall provide a floor area ratio of 0.40.
 - (4) Properties having any interior space which exceeds a floor-to-ceiling height of 12 feet shall double the floor area of such interior space for purposes of calculating the FAR.
- P. Permitted increases in impervious coverage:
- (1) Up to 50% of the surface area of in-ground swimming pools shall be considered pervious; and **[Amended 5-15-2018 by Ord. No. 2464-2018]**
 - (2) A coverage increase of up to 10% shall be permitted for permeable pavers or porous paving installed and maintained in accordance with the New Jersey Stormwater Best Management Practices Manual (Chapter 9.7 February 2004), as amended. The two acceptable systems are:
 - (a) Type I, porous paving: porous asphalt or concrete paving constructed over runoff storage bed of uniformly graded broken stone.

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Porous Paving Detail

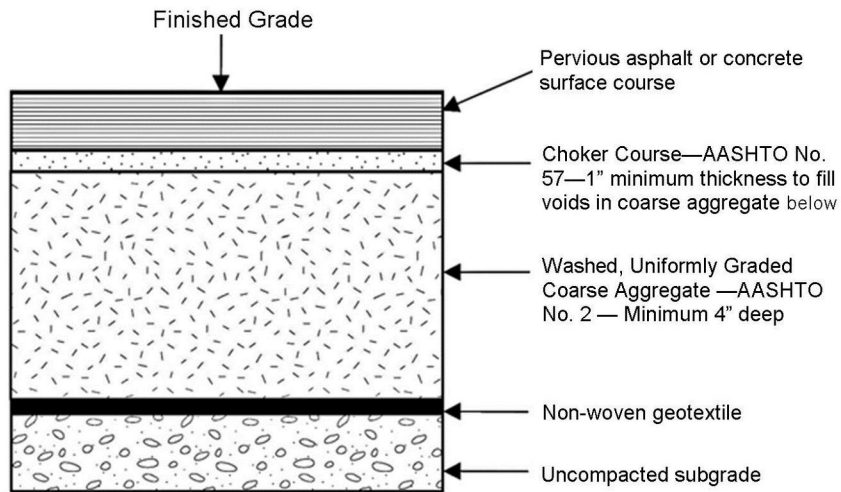


Image Source: NJ Stormwater Best Management Practices Manual (Chapter 9.7 February 2004).

- (b) Type II, permeable pavers with storage bed: impervious concrete pavers with surface voids constructed over runoff storage bed of uniformly graded broken stone.

Permeable Pavers with Storage Base

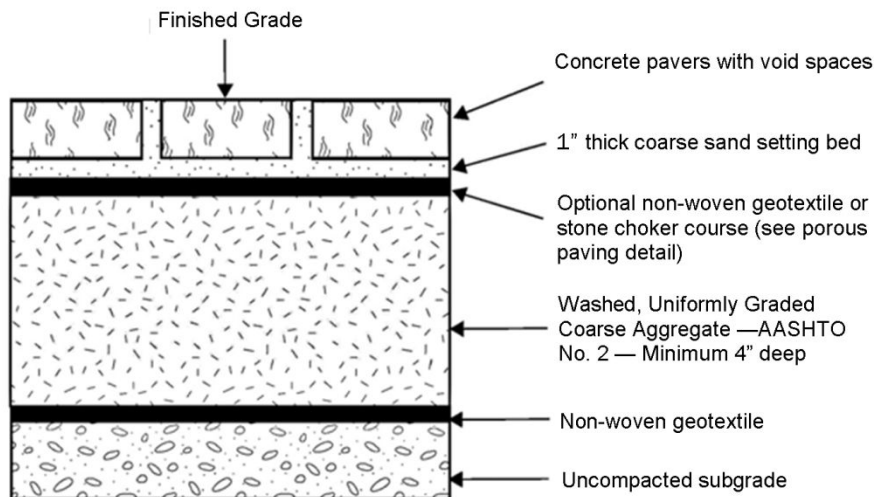


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