

ZONING

175 Attachment 3

City of Hackensack

Inserts 3 through 6

Insert 3. R-50 to R-100 Bulk and Yard Standards	R-50	R-60	R-75	R-100	R-50 to R-100
	1-Family	1-Family	1-Family	1-Family	Permitted Nonresidential
Min lot size (square feet)	5,000	7,500	10,000	20,000	10,000
Min. lot with width (feet)	50	60	75	100	100
Min. front yard (feet)	25	25	35	50	25
Min. side yard, interior (feet)	7.5	10	10	10	15 (7.5 in R-50)
Min. secondary front yard (feet)	15	15	15	15	15
Min. rear yard (feet)	20	20	35	50	20
Max. height (story/feet)	2.5/35	2.5/35	2.5/35	2.5/35	2 1/2/35
Max. building coverage	25%	30%	30%	20%	25%
Max. impervious coverage	45%	45%	40%	37%	55%

Insert 4. R-2 and -2B Bulk and Yard Standards	R-2 and R-2B	R-2B	R-2 and R-2B
	1-2 Family	Single-Family Attached	Permitted Nonresidential
Min. lot size (square feet)	5,000	15,000	10,000
Min. lot width (feet)	50	150	100
Min. lot depth (feet)	—	100	—
Min. front yard (feet)	25	25	25
Min. side yard (feet)	7.5	15 (bldg to lot line) 0 (bldg to bldg)	15
Min secondary front yard (feet)	15	15	15
Min. rear yard (feet)	20	20	20
Max. height (story/feet)	2.5/35	2.5/35	2.5/35
Max. building coverage	30%	30%	25%
Max. impervious coverage	50%	50%	60%
Max. density (dwelling units per acre)	x	14	x
Max. length of building	x	Lesser of 6 du or 180 feet	x

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Insert 5. R-3, -3A, and -3B Bulk and Yard Standards	R-3		R-3A		R-3B	
	1-2 Fam.	Multifam .	Multifam. ≤2 St.	Multifam. >2 St.	Multifam. ≤3 St.	Multifam. >3 St.
Min. lot size (square feet)	7,500	30,000	15,000	20,000	15,000	20,000
Min. lot width (feet)	75	125	100	100	100	100
Min. front yard (feet)	40	40	25	25	25	25
Min. side yard, interior (feet)	10	15	15	15	15	15
Min. secondary front yard (feet)	20	20	15	15	15	15
Min. rear yard (feet)	20	20	15	15	15	15
Max. height (street/feet)	2.5/35	18/180	2/28	-/55	3/38	-/55
Max. building coverage	25%	30%	30%	30%	30%	30%
Max. lot coverage	45%	60%	60%	65%	60%	65%
Max. density (du/ac)	x	50	29	50	29	50
Min. height to yard ratio	x	4:1	x	x	x	x

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Insert 6. R-3, -3A, and -3B Bulk and Yard Standards (continued) and R-4	R-3A and -3B	R-3, -3A, -3B	R-3A and R-3B	R-4	
	1-2 Family	Permitted Nonresidential or Mixed Use	S.F. Attached	Single- Family Attached (per dwelling)	Multifamily and Stacked Flats/Two- Over-Two
Min. lot size (square feet)	5,000	Refer to More Permissive Multifamily Bulk Standards for Zone	See R-2B	2,000	5,000
Min. lot width (feet)	50			20	50
Min. lot depth (feet)	x			100	x
Min. front yard (feet)	25			10	10
Min. side yard, interior (feet)	7.5			0	0
Min secondary front yard (feet)	15			5	0
Min. rear yard (feet)	20			20	20
Max. height (street/feet)	2.5/35			4/48	4/48
Max. building coverage	30%			50%	50%
Max. impervious coverage	45%			70%	70%
Max. density (du/ac)	x		x	29	