

ZONING

175 Attachment 4

City of Hackensack

Inserts 7 and 8

| Insert 7.<br>B-1, B-2            | B-1          |                            |           |         | B-2        |             |                            |         |
|----------------------------------|--------------|----------------------------|-----------|---------|------------|-------------|----------------------------|---------|
|                                  | Multi-family | Single-Family Attached     | Mixed Use | Nonres. | Hotel      | Multifamily | Mixed Use                  | Nonres. |
| Min lot size (square feet)       | 15,000       | 15,000                     | 5,000     | —       | 65,340     | 15,000      | 5,000                      | —       |
| Min. lot with width (feet)       | 100          | 150                        | 50        | —       | 100        | 100         | 50                         | —       |
| Min. front yard (feet)           | 20           | 25                         | 0         | 0       | 20         | 20          | 0 (except on River Street) | 20      |
| Min. secondary front yard (feet) | 15           | 15                         | 0         | 0       | 15         | 15          | 0                          | 0       |
| Min. side yard, interior (feet)  | 0            | 15                         | 0         | 0       | 15         | 15          | 0                          | 0       |
| Min. rear yard (feet)            | 15           | 20                         | 15        | 10      | 15         | 15          | 15                         | 15      |
| Max. height (street/feet)        | 5/55         | 3/35                       | 5/55      | 0/150   | 6/72       | 5/55        | 5/55                       | 5/55    |
| Max. building coverage           | 33<br>1/3%   | 30%                        | 60%       | 60%     | 33<br>1/3% | 33 1/3%     | 60%                        | 60%     |
| Max. impervious coverage         | 55%          | 45%                        | 80%       | 80%     | 60%        | 60%         | 80%                        | 80%     |
| Max. density (du/ac)             | 50           | 14                         | 43.5      | —       |            | 50          | 43.5                       | —       |
| Min. height-to-yard ratio        |              |                            |           |         |            |             |                            |         |
| Front                            | 4:1          | —                          | —         | 4:1     | 4:1        | 4:1         | None                       | 4:1     |
| Bldg. >25 feet tall              | 6:1          | —                          | —         | 6:1     | 6:1        | 6:1         |                            | 6:1     |
| Side                             | 4:1          | —                          | —         | 4:1     | 4:1        | 4:1         | None                       | 4:1     |
| Bldg. >25 feet tall              | 6:1          | —                          | —         | 6:1     | 6:1        | 6:1         |                            | 6:1     |
| Rear                             | 4:1          | —                          | —         | —       | 4:1        | 4:1         | None                       |         |
| Max. length of building          |              | Lesser of 6 DU or 180 feet |           | —       |            |             |                            |         |

HACKENSACK CODE

| Insert 8.<br>All Other Nonresidential<br>Zones | B-3        |                  | B-4  |  | UN     | O      | HRO     | M-1    |
|--|------------|------------------|--|--|--------|--------|---------|--------|
|  | Hotel      | Other<br>Nonres. | Bldgs. ≤40 feet Tall<br>and Shopping<br>Centers < 600,000<br>square feet GFA | Bldg. > 40 feet Tall<br>and Shopping<br>Centers ≥ 600,000<br>square feet GFA | All    | All    | All     | All    |
| Min lot size (square feet)                     | 65,340     | —                | 475,000  | 700,000  | 20,000 | 20,000 | 100,000 | 10,000 |
| Min. lot with width (feet)                     | 100        | —                | 600  | 500  | 100    | 100    | 200     | 100    |
| Min. front yard (feet)                         | 20         | 15               | 50   | 100  | 25     | 25     | 40      | 15     |
| Min. side yard, interior (feet)                | 15         | 10               | 50   | 50   | 10     | 15     | 20      | 10     |
| Min secondary front yard<br>(feet)             | 15         | 10               | 50   | 75   | —      | 15     | 20      | 10     |
| Min. rear yard (feet)                          | 15         | 10               | 75   | 10   | 15     | 40     | 40      | 40     |
| Max. height (street/feet)                      | 8/96       | 6/72             | 2/40   | -/120  | -/150  | 5/60   | 14/150  | -/50   |
| Max. building coverage                         | 33<br>1/3% | 25%              | 20%  | 25%  | 50%    | 30%    | 40%     | 70%    |
| Max. impervious coverage                       | 60%        | 70%              | 70%  | 80%  | 75%    | 75%    | 80%     | 80%    |
| Min. height-to-yard ratio                      |            |                  |  |  |        |        |         |        |
| Front  | 4:1        | 6:1              |  | 6:1  | 6:1    | 6:1    |         | 6:1    |
| Side   | 4:1        | 4:1              |  | 4:1  |        |        |         | 4:1    |
| Rear   | 4:1        | 6:1              |  | 6:1  | 4:1    | 4:1    |         | 6:1    |