

ZONING

275 Attachment 2

Borough of Hasbrouck Heights

Schedule 2

Area, Bulk and Yard Requirements for Principal Uses

[Amended 5-14-1991 by Ord. No. 1584; 7-12-2005 by Ord. No. 2094; 11-22-2005 by Ord. No. 2095;
7-8-2008 by Ord. No. 2180; 7-8-2008 by Ord. No. 2181; 12-19-2023 by Ord. No. 2539]

Zone	Minimum Area Requirements			Minimum Yard Requirements				Maximum Bulk Requirements				
	Minimum Lot Area (square feet)	Minimum Lot Width and Frontage (feet)	Minimum Lot Depth (feet)	Minimum Front Yard (feet)	Minimum Side Yards (feet)		Minimum Rear Yard (feet)	Maximum Building Height ⁷		Maximum Building and Structure Coverage ⁵ (percent)	Maximum Improved Lot Coverage ⁶ (percent)	Maximum Floor Area Ratio ⁸
					One	Other		Stories	Feet			
R-1 One-family	6,000	60	100	30 ⁴	9	9	25	2½	28/30 ⁹	40	60	0.55
R-2 One-family	5,000	50	100	30 ⁴	5	10	25	2½	28/30 ⁹	40	60	0.55
R-3 One-family	5,000	50	100	30 ⁴	5	10	25	2½	28/30 ⁹	40	60	0.55
Two-family	7,500	75	100	30 ⁴	5	10	25	2½	28/30 ⁹	50	60	0.55
R-4 One-family	5,000	50	100	30 ⁴	5	10	25	2½	28/30 ⁹	40	60	0.55
Townhouse	35,000 ¹	25	100	30 ⁴	5	10	25	2½	28/30 ⁹	40	60	—
R-5 Garden Apartment	40,000	150	200	25 ⁴	20	20	20	2½	25	30	50	—
R-6 Senior Citizen Residential	40,000	150	200	35	25	25	35		55	40	60	—
B-1 Central Business	2,500	25	100	— ²	— ³	— ³	10	2½	28	50	90	1.00
B-2 Highway Commercial	20,000	150	125	50	30	30	30	2½	28	30	75	0.50
Business and Professional Office	130,000	200	400	50	30	30	75	6	60	25	75	0.40
I Industry	20,000	100	150	40	40	40	40		40	30	75	0.75

HASBROUCK HEIGHTS CODE

NOTES:

- ¹ Thirty-five thousand square feet for entire tract. Townhouse units are to be on individual lots with a minimum lot size of 2,500 square feet.
- ² None required, but in no case shall a building be erected with its street wall, walls or covered porches nearer than 40 feet to the center line of the street upon which its lot may abut or front.
- ³ None required but, if provided, must be three feet and not less than one inch for each foot of building height.
- ⁴ If the average of the existing front yards on the same side of the street and within the same block is greater than 25 feet, then the minimum front yard shall be the same as that average.
- ⁵ As per the definition of "lot coverage, building and structure" in § 275-6.
- ⁶ As per the definition of "improved lot coverage" in § 275-6.
- ⁷ The measurement of height shall be made in accordance with the definition of "building height" contained in § 275-6 hereof.
- ⁸ For the purposes of determining permissible maximum floor area as to a single-family or two-family dwelling structure, the same shall be defined as the sum of the gross floor area of all floors that are above the surrounding grade and included within the permanent walls of the principal building, as "building" and "principal building" are defined in this chapter, regardless of the use for which these floors are intended.
- ⁹ Maximum building height is 28 feet measured to the midpoint of the roof and 30 feet to the highest point of the roof and 2 1/2 stories in R-1, R-2, R-3 and R-4 only.