

ZONING

85 Attachment 1

Borough of Ho-Ho-Kus, New Jersey

Schedule of Requirements¹

[Amended 8-27-1985 by Ord. No. 586; 12-11-1985 by Ord. No. 589; 2-28-1989 by Ord. No. 625; 12-21-1999 by Ord. No. 821; 9-26-2017 by Ord. No. 2017-11; 9-26-2017 by Ord. No. 2017-12; 9-26-2017 by Ord. No. 2017-13]

Zone	District	Minimum Lot Requirements				Minimum Open Space Requirements			Livable Floor Area		Maximum Building Heights (feet/story)	Interior Lots			Corner Lots				Detached Accessory Buildings					
		Lot Area	Lot Frontage (feet)	Lot Width (feet)	Lot Depth (feet)	Lot Coverage (percent)	Improved Lot Coverage (percent)	Lot Coverage Accessory Buildings and Structures ² (percent)	One-Story (square feet)	Multi-story (square feet)		Front Depth (feet)	Side Width (feet)	Rear Depth (feet)	Front Street Depth (feet)	Side Street Width (feet)	Interior Side Width (feet)	Rear Depth (feet)	Principal Building (feet)	Front Side (feet)	Side Street (feet)	Interior Lot Side Lines (feet)	Interior Lot Rear Line (feet)	Corner Lot Rear Line (feet)
R-1	Single-Family Residential	43,560 square feet	200	140	160	20%	20%	30%	1,750	2,250	35/2½	50	50	50	50	50	50	50	10	60	50	35	20	30
R-2	Single-Family Residential	10,000 square feet	75	60	100	20%	20%	30%	1,200	1,600	35/2½	30	10	30	30	30	10	30	10	40	30	10	10	15
R-3	Single-Family Residential	6,500 square feet	60	48	80	25%	25%	30%	1,000	1,500	35/2½	30	10	30	30	30	10	30	10	40	30	10	10	10
R-4	Two-Family Residential	10,000 square feet	75	60	100	30%	--	30%	See § 85-12G	--	35/2½	30	10	30	30	30	10	30	10	40	30	10	10	15
R-5	Planned Residential Townhouse	9 acres	50	500	500	20%	--	--	--	--	35/3	50	50	50	50	50	50	50	20	50	50	30	30	30
MF-AH	Multifamily Affordable Housing	1 acre	300		100						--/4	10	0 ¹	15										
GB	General Business	5,000 square feet	50	40	80	50%	--	--	--	--	40	10	0/10	30	10	10	0/10	30	10	20	10	10	10	10
GB-IR	General Business/ Inclusionary Residential	5,000 square feet	60	50	90	40%	--	--	--	--	35/3	0	5	25	--	--	--	--	--	1	--	0.5	10	--
IP-1	Industrial Park	3 acres	--	200	300	30%	--	--	10,000	10,000	40	10	35	35	10	35	35	35	25	60	50	20	20	30
IP-2	Industrial Park	2 ½ acres	200	200	250	30%	--	--	10,000	10,000	40	60	50	35	10	35	35	35	25	60	50	20	20	30

NOTES:

¹ This Schedule of Requirements is only a summary of the basic zoning requirements for each zone district. It is not complete in that there are requirements applicable to each zone that do not appear here. The text of this chapter must be consulted for detailed requirements, general provisions, exceptions and modifications. Under no circumstances should this schedule be relied upon exclusively in making a zoning analysis.

² These percentage limitations are to be calculated based upon permitted improved lot coverage, not upon the land area of the lot.

¹ Editor's Note: To Block 1014, Lot 3. Minimum buffers are rear yard, five feet; front yard, five feet; side yard, three feet.