

ZONING

34 Attachment 1

**SCHEDULE I**

**Zoning District Area, Bulk and Yard Requirements  
Borough of Midland Park  
(Subsection 34-2.2)**

District	Use	Minimum Area			Maximum Bulk Requirements				Minimum Yard Requirements			
		Lot Area (square feet)	Lot Width (feet)	Lot Depth (feet)	Principal (feet)	Height (stories)	Building (%)	Improved (%)	Front (feet)	Side Yard (feet)	Sum of Both [feet]	Rear Yard (feet)
R-1	Single-Family	12,500	100	125	32	2.5	30	45	25	12		25
R-2	Multifamily	70,000	200	230	30	2.5	25	35	30	15		30
R-3	Age-Restricted, Multifamily	See Section 34-6		—	42	4	40	80	25	25		25
B-1	Retail	6,000	60	100	32	2.5	30	75	25	12 <sup>(2)</sup>		25
B-2	Professional Offices	12,500	100	125	36	3	30	40	30	12 <sup>(2)</sup>		25
B-3	Retail Office	10,000	100	100	36	2.5	30	75	25	24 <sup>(2)</sup>		25
		25,000	200	125	36	2.5	30	75	25	12 <sup>(2)</sup>		25
I-1	Office/Research	87,100	200	—	36	3	30 <sup>(4)</sup>	80	50	25 <sup>(2)</sup>		50
I-2	Industrial	—	—	—	36	3	40	80	25	15 <sup>(2)</sup>		25 <sup>(3)</sup>
ASFD	Attached Single-Family Dwelling	20,000	200	—	38	38 <sup>(5)</sup>	30	65	25	15 <sup>(2)</sup>		30
MFO1	Multifamily Overlay 1	0.85 acre	—	—	36	3	40	60	25	25		25
MFO2	Multifamily Overlay 2	1.5 acres	—	—	36	3	40	60	25	25		25

(1) Subject to § 34-4.5b.

(2) All nonresidential lots adjacent to any residential zoning district, the side yard requirement shall be the greater of 20 feet or the height of the building on the nonresidential lot.

## MIDLAND PARK CODE

- (3) A rear yard of only 10 feet is required on properties in the I-2 Zoning District where such properties' rear yards are adjacent to the railroad right-of-way.
- (4) Subject to § 34-10.1(b)7 - The total floor area of all buildings on a lot shall not exceed 30% of the area of the lot.
- (5) Subject to § 34-11a3d - Maximum building height shall not exceed two residential stories with a maximum building height of 38 feet above a single garage level.