

# ZONING

## 300 Attachment 3

### SCHEDULE II Schedule of Area, Bulk and Yard Requirements Borough of Palisades Park, New Jersey

Zone	Minimum Lot Area (square feet)	Minimum Lot Frontage (feet)	Minimum Front Yard (feet)	Minimum Side Yard		Minimum Rear Yard (feet)	Maximum Building Height (stories/feet)	Maximum Coverage (percent)	Density (units per acre)
				One	Both				
AA	5,000	50	Note 1	5	14	25	2½/25	40	--
E	33,750	200	2.5	25	50	25	5/65	38.5	--
B-1	--	--	Note 2	Note 3		15	3/35	85	--
B-2	--	--	Note 4	Note 3		15	3/35	50	--
M-1	--	--	15	10	20	15	3/35	50	--
M-C	--	--	15	10	20	15	3/35	50	--
A	15,000	50	15	10	20	15	2½/25	40	30

**NOTES:**

Note 1: The setback shall be the average of the existing setback of residences on the same side of the street within the same block, except that the setback in no case need exceed 35 feet nor shall be less than 20 feet.

Note 2: The setback shall not be less than the average setback of existing buildings on the side of the street within the same block.

Note 3: No side yard is required except:

- 1) If such yard abuts a street, such side yard shall be the same as required for the front yard.
- 2) If such side yard abuts a residential district, such side yard shall adhere to the buffer strip requirements of this chapter.
- 3) If such side yard is used as access to off-street parking, such driveway shall not be less than twelve (12) feet in width.

Note 4: The required front yard shall be not less than the average of the setback of existing buildings on the same side of the street within the same block, except that in no case shall any building be located closer than fifteen (15) feet to the right-of-way line of a state highway or county road.