

# LAND USE AND DEVELOPMENT REGULATIONS

## 185 Attachment 1

### Schedule A Area and Bulk Regulations

#### Township of Rochelle Park, New Jersey

[Amended 6-19-2002; 3-17-2004 by Ord. No. 904-04; 11-10-2004 by Ord. No. 916-04; 9-19-2007 by Ord. No. 974-07; 7-24-2019 by Ord. No. 1144-19; 3-25-2020 by Ord. No. 1156-20]

Zone	Minimum Lot Area (sq. ft)	Minimum Lot Width (ft.) <sup>(2)</sup>	Minimum Lot Depth (ft.)	Minimum Front Yard (ft.)	Minimum Side Yard One/Total (ft.)	Side Corner Lot (ft.)	Minimum Rear Yard (ft.)	Maximum Building Coverage (percent)	Maximum Improved Coverage (percent)	Maximum Building Height (st/ft) <sup>(1)</sup>	Max. DU Per Building (sq. ft.)
Residential	5,000	50	100	25	5/15	15	30	25% of first 5,000 square feet and 12.5% remaining square footage up to a maximum of 1,600 square feet	50%	2 ½/30	1
Garden Apartment	10,000	100	100	25	15/30	No standard	25	30%	NA	2½/35	16
Affordable Housing	80,000	100	150	40	25/50	No standard	50	40%	75%	3/36	20 per acre
AHO-1	This is an overlay zone. The area and bulk standards of each existing (underlying) zone district shall apply. For multifamily construction, the Affordable Housing Zone area and bulk standards apply.										
AHO-2	This is an overlay zone. The area and bulk standards of each existing (underlying) zone district shall apply. For multifamily construction, the Affordable Housing Zone area and bulk standards apply.										
Senior Citizen Accommodation	3 acres	50	150	50	35/70	No standard	50	20%	40%	4/55	No standard
Senior Citizen Housing	30,000	100	150	25	25/50	No standard	50	25%	70%	4/50	No standard
Senior Citizen Accommodation	3 acres	50		50	35/70	No standard	50	20%	40%	3/36	90
Business A, B and C	No standard	No standard	No standard	25	10/20	No standard	10 <sup>(3)</sup>	40%	No standard	3/36	No standard
Business Overlay BA 1	This is an overlay zone. The area and bulk standards of each existing (underlying) zone district apply, except for building height. The maximum building height is 4 stories and 48 feet. For business and restaurant establishments the Business A zone area and bulk standards apply. Fast-food restaurants must comply with the regulations set forth in § 185-108D.										
Neighborhood Business	25,000	125	200	25	10/20	15	25	35%	70%	2½/35	No standard
Industrial A and B	No standard	No standard	No standard	25	10/20	No standard	10 <sup>(3)</sup>	60%	No standard	3/36	No standard

**Notes:**

- (1) Maximum height includes elevator towers and any other installation on the roof of the building.
- (2) For an irregularly shaped lot, with sides that are not parallel, the average width may be taken in place of the actual street frontage, provided that the structure shall be set back so the front building line meets the minimum width.
- (3) When a rear lot line abuts a residential district, the minimum rear yard setback shall be 25 feet.