

ZONING

131 Attachment 4

Borough of Rutherford
Table of General Bulk Regulations
Article IV, § 131-7A

[Amended 7-22-2003 by Ord. No. 3024-03; 12-19-2006 by Ord. No. 3127-06; 12-28-2010 by Ord. No. 3218-10]

Zoning District	Use Category	Principal Use Bulk Regulations															Accessory Use Bulk Regulations							
		Minimum Lot Dimensions				Minimum Yard Dimensions			Gross Floor Area Minimum			Maximum Height of Principal Building (Not to exceed) (feet)	Density (units per acre)	Maximum Coverage of Impervious Surface	Maximum Coverage of Impervious Surface Front Yard Only	Minimum Open Space Requirement	Distance to Side Line (feet)	Distance to Rear Line (feet)	Distance to other Building (feet)	Maximum Coverage of Accessory Building	Maximum Height of Accessory Building (Not to exceed) (feet)			
		Area (square feet)	Lot Frontage (feet)	Width (feet)	Depth (feet)	Front (feet)	Rear (feet)	Side (feet)	Single-Story Detached Dwelling (square feet)	Multiple-Story First Floor (square feet)	Detached Dwelling Gross Minimum (square feet)											Maximum Coverage of Principal Building	Maximum Height of Principal Building (Not to exceed) (feet)	
Residential	R-1	1-family residential	5,000	50	50	100	20	25	5 each/15 both	900	600	900	30%	35 or 2½	N/A	25%	40%	25%	3	3	10	10%	15 or 1½	
		All other permitted uses	10,000	100	100	100	25	25	10 each/20 both	N/A	N/A	N/A	25%	35 or 2½	N/A	N/A	--	N/A	10	5	10	5%	15 or 1½	
	R-1A	1-family residential	7,500	75	75	100	20	25	8 each/20 both	Same as R-1 Zone			30%	35 or 2½	N/A	25%	40%	Same as R-1 Zone						
		All other permitted uses								Same as R-1 Zone			30%	35 or 2½	N/A	25%	40%	Same as R-1 Zone						
	R-1B	1-family residential	6,500	65	65	100	20	25	5 each/15 both	Same as R-1 Zone			30%	35 or 2½	N/A	25%	40%	Same as R-1 Zone						
		All other permitted uses								Same as R-1 Zone			30%	35 or 2½	N/A	25%	40%	Same as R-1 Zone						
	R-2	1- and 2-family residential	5,000	50	50	100	20	25	5 each/15 both	900	600	900	30%	35 or 2½	N/A	25%	40%	25%	3	3	10	10%	15 or 1½	
		All other permitted uses	10,000	100	100	100	25	25	10 each/20 both	N/A	N/A	N/A	25%	35 or 2½	N/A	N/A	--	N/A	10	5	10	5%	15 or 1½	
	R-3	1- and 2-family residential	5,000	50	50	100	20	25	5 each/15 both	900	600	900	30%	35 or 2½	N/A	25%	40%	25%	3	3	10	10%	15 or 1½	
		Garden apartment	25,000	150	150	170	35	25	20 each/40 both	N/A	—	—	25%	40 or 3	15	30%	--	30%	10	10	10	15%	15 or 1½	
		Townhouse unit	10,000	100	100	100	25	25	10 each/20 both	N/A	N/A	N/A	25%	35 or 2½	12	30%	--	30%	10	10	10	5%	15 or 1½	
		All other permitted uses	10,000	100	100	100	25	25	10 each/20 both	N/A	N/A	N/A	25%	35 or 2½	N/A	N/A	--	N/A	10	10	10	5%	15 or 1½	
R-4	1- and 2-family residential	5,000	50	50	100	20	25	5 each/15 both	900	600	900	30%	35 or 2½	N/A	25%	40%	25%	3	3	10	10%	15 or 1½		
	Garden apartment	25,000	150	150	170	35	25	20 each/40 both	N/A	—	—	25%	60 or 5	15	30%	--	30%	10	10	10	15%	15 or 1½		
	Multifamily residential	30,000	150	150	200	50	30	20 each/40 both	N/A	—	—	25%	60 or 5	35	30%	--	30%	10	10	10	15%	15 or 1½		
	Townhouse unit	10,000	100	100	100	25	25	10 each/20 both	N/A	N/A	N/A	25%	35 or 2½	12	30%	--	30%	10	5	10	5%	15 or 1½		
	All other permitted uses	10,000	100	100	100	25	25	10 each/20 both	N/A	N/A	N/A	25%	35 or 2½	N/A	N/A	--	N/A	10	5	10	5%	15 or 1½		
Commercial	B-1	Principal permitted uses	10,000	100	100	100	25	15	15 each	N/A	N/A	N/A	40%	40 or 3					15	5	10	10%	15 or 1½	
		Restaurants seating 125 persons or more	10,000	100	100	100	20	15	15 each	N/A	N/A	N/A	40%	60 or 5					15	5	10	5%	20 or 2	
		Hotel	85,000	250	250	340	75	70	30 each	N/A	N/A	N/A	40%	140 or 10								5%	35 or 2½	
	B-3	Permitted business uses	5,000	50	50	100	None	None	None	N/A	N/A	N/A	90%	40 or 3					3	3	10	5%	15 or 1½	
		All other permitted uses	30,000	150	150	200	None	None	None	N/A	N/A	N/A	35%	35 or 2½					15	10	10	5%	15 or 1½	
	HC	Commercial	85,000	250	250	340	75	50	35 each	N/A	N/A	N/A	30%	60 or 5					15	10	10	5%	20 or 2	
		All other permitted uses	30,000	150	150	200	50	50	25 each	N/A	N/A	N/A	30%	35 or 2½					15	10	10	5%	15 or 1½	
	ORD	Office, research and distribution	85,000	250	250	340	75	70	30 each	N/A	N/A	N/A	40%	140 or 10						30	10	10	5%	35 or 2½
		Restaurants seating 125 persons or more	30,000	150	150	200	50	50	25 each	N/A	N/A	N/A	35%	35 or 2½										
		Hotel	85,000	250	250	340	75	70	30 each	N/A	N/A	N/A	40%	140 or 10									5%	35 or 2½
	All other permitted uses	30,000	150	150	200	50	50	25 each	N/A	N/A	N/A	35%	35 or 2½						25	10	10	5%	15 or 1½	
University/Residential	U-R1A	University	7,500	75	75	100	20	15	8 each/20 both	N/A	N/A	N/A	30%	35 or 2½					3	3	10	10%	15 or 1½	
		1-family residential							Same as R-1A Zone															
		All other permitted uses							Same as R-1A Zone															
Planned Commercial	PCD								Same as B-3 Zone															
B-3/SH		Senior housing	16,000	140	140	120	15	10	10 each	N/A	N/A	N/A	40%	60 or 6					N/A	N/A	N/A	N/A	N/A	
		Permitted business uses	5,000	50	50	100	None	None	None	N/A	N/A	N/A	90%	40 or 3					3	3	10	5%	15 or 1½	
		All other permitted uses	30,000	150	150	200	None	None	None	N/A	N/A	N/A	35%	35 or 2½					15	10	10	5%	15 or 1½	
Highway Commercial Light Industrial	HC-LI								Same as HC Zone															
Townhouse Overlay	TO								Same as the "Townhouse Unit" bulk requirements found in the R-3 Zone															
Planned Mixed Use Overlay	PMU								Same as PCD Zone															
Neighborhood Commercial	NC								Same as B-1 Zone															