

ZONING

380 Attachment 2

Woodcliff Lake

Limiting Schedule¹

[Amended 5-16-2022 by Ord. No. 22-06]

District	R-30	R-22.5	R-15	B-1	B-2	B-3	EAO
Minimum lot size (square feet)	30,000	22,500	15,000	10,000	10,000	65,000	20 acres
Minimum yards (feet)							
Front	50	35	35	—	—	—	100
Side (one)	20	20	20	12 ³	20	20	100
Side (both)	60	60	40	—	—	40	200
Rear (feet)	50	40	30	25	40	40	100
Minimum lot							
Frontage	150	150	100	100	150	135	600
Depth (feet)	150	125	100	—	—	—	—
Minimum building setback ² (feet)	—	—	—	70 ²	70 ²	150 ²	100 ²
Maximum lot coverage ⁷	15%	15%	15%	40%	30%	30%	20%
Maximum total surface coverage ⁸	30%	30%	40%	50%	60%	60%	50%
Height	2½ stories or 30 feet	2½ stories or 30 feet	2½ stories or 30 feet	2½ stories or 36 feet	2½ stories or 36 feet	2½ stories or 36 feet ⁴	36 feet ⁵

NOTES:

- ¹ For R-8.15, R-1511, EAO II, AH-1 or AH-2 Districts, see applicable provisions in text.
- ² Setback line in the EAO Business and Special Office Districts shall be measured from the center line of the street.
- ³ Side yards shall not be required except to provide access to the rear yard at least 12 feet wide, either as a side yard or an easement from an adjoining lot having access to the street.
- ⁴ See special provisions in § 380-46C.
- ⁵ See special provisions in § 380-60D.
- ⁶ See special provisions in § 380-53D.
- ⁷ Lot coverage is the percentage of a lot which is covered by all building areas and is equal to building coverage.
- ⁸ Total surface coverage is the percentage coverage of a lot by buildings and paved areas.

WOODCLIFF LAKE CODE

**Limiting Schedule
ARHO District
[Added 9-6-2005 by Ord. No. 05-10]**

ARHO District Requirement	Dimensional Standard
Minimum lot area (acres)	3
Minimum frontage on a county road (feet)	700
Minimum contiguous acreage age-restricted land (acres)	5
Maximum density (du/acre)	12
Maximum number of dwelling units	36
Maximum number of dwelling units per building	12
Maximum building coverage (percentage)	25
Maximum surface coverage (percentage)	35
Maximum building height (stories/feet)	3/48
Minimum building setbacks (feet)	
Front yard (from Chestnut Ridge Road)	70
Side yard	50
Rear yard	50
From municipal boundary	0
Minimum landscaped buffer along Chestnut Ridge Road (feet)	35
Maximum building length (feet)	155
Minimum setbacks between principal buildings (feet)	
Any of the following building combinations: Front to front; rear to front/front to rear; front to side/rear to side; rear to rear Side to side	32 (balcony on one building to balcony on another building.) 45 (one building main entrance portico to another building main entrance portico) 43 (building wall to building wall) 65 (building wall to building wall)
Minimum surface parking setbacks (feet)	
From principal building	25
From side or rear property line	50
From Chestnut Ridge Road	200