

ZONING AND SITE PLAN REVIEW

34 Attachment 1

Borough of Elmwood Park

34-17 TABLE OF LOT AND BUILDING REGULATIONS

(1969 Code § 88-22; Ord. No. 1978-6; Ord. No. 82-4; Ord. No. 83-14; Ord. No. 85-1; Ord. No. 85-21; Ord. No. 87-3; Ord. No. 91-10; Ord. No. 03-11 § 7; Ord. No. 03-21§ II; Ord. No. 10-14 § 3; Ord. No. 11-05 § 5; Ord. No. 2015-13; 12-19-2019 by Ord. No. 19-17)

| District | Principal Use | Minimum Lot Size (s.f.) | Minimum Lot Area D.U. (s.f.)                          | Minimum Lot Width (ft.) | Front (ft.) | Minimum Yards    |                |            | Maximum Lot Coverage (%) | Max. Bldg. Height        | Floor Area Ratio |
|----------|---------------|-------------------------|---|-------------------------|-------------|------------------|----------------|------------|--------------------------|--------------------------|------------------|
|          |               |                         |   |                         |             | Both Sides (ft.) | Min Side (ft.) | Rear (ft.) |                          |                          |                  |
| R-3      | one-family    | 15,000                  | N.A.  | 100                     | 40          | 35               | 15             | 30         | 20                       | 25' or 2 1/2 stories *** | N.A.             |
| R-5      | one-family    | 5,000                   | 5,000   | 50                      | 25          | 15               | 5              | 20         | 25                       | 25' or 2 1/2 stories *** | N.A.             |
|          | semi-detached | 7,500                   | 3,750   | 75                      | 25          | –                | *              | 20         | 25                       | 25' or 2 1/2 stories *** | N.A.             |
|          | two-family    | 7,500                   | 3,750   | 75                      | 25          | 15               | 5              | 20         | 25*****                  | 25' or 2 1/2 stories *** | N.A.             |
| R-9      | one-family    | 5,000                   | N.A.  | 50                      | 25          | 15               | 5              | 20         | 25                       | 25' or 2 1/2 stories *** | N.A.             |
| R-18     | one-family    | 5,000                   | N.A.  | 50                      | 25          | 15               | 5              | 20         | 25                       | 25' or 2 1/2 stories *** | N.A.             |
|          | semi-detached | 7,500                   | 3,750   | 75                      | 25          | –                | *              | 20         | 25                       | 25' or 2 1/2 stories *** | N.A.             |
|          | two-family    | 7,500                   | 3,750   | 75                      | 25          | 15               | 5              | 20         | 30                       | 25' or 2 1/2 stories *** | N.A.             |
|          | townhouse     | 30,000                  | 3,750   | 125                     | 25          | –                | **             | 20         | 35                       | 25' or 2 1/2 stories *** | N.A.             |
|          | multi-family  | 30,000                  | 2,000-1 bedroom<br>2,700-2 bedroom<br>3,400-3 bedroom | 125                     | 25          | –                | 20             | 20         | 35                       | 25' or 2 1/2 stories *** | N.A.             |
| R-MF     | one-family    | 5,000                   | N.A.  | 50                      | 25          | 15               | 5              | 20         | 25                       | 25' or 2 1/2 stories *** | N.A.             |
|          | semi-detached | 7,500                   | 3,750   | 75                      | 25          | –                | *              | 20         | 25                       | 25' or 2 1/2 stories *** | N.A.             |
| R-MF     | two-family    | 7,500                   | 3,750   | 75                      | 25          | 15               | 5              | 20         | 25                       | 25' or 2 1/2 stories *** | N.A.             |
|          | townhouse     | 15,000                  | 3,750   | 100                     | 25          | –                | **             | 20         | 35                       | 25' or 2 1/2 stories *** | N.A.             |

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| District | Principal Use   | Minimum Lot Size (s.f.) | Minimum Lot Area D.U. (s.f.)                 | Minimum Lot Width (ft.)                                 | Front (ft.)                     | Minimum Yards                   |                |            | Maximum Lot Coverage (%) | Max. Bldg. Height        | Floor Area Ratio |
|----------|---|-------------------------|--|---|---------------------------------|---------------------------------|----------------|------------|--------------------------|--------------------------|------------------|
|          |   |                         |  |   |                                 | Both Sides (ft.)                | Min Side (ft.) | Rear (ft.) |                          |                          |                  |
|          | multi-family  | 15,000                  | 2,000-1 bdrm<br>2,700-2 bdrm<br>3,400-3 bdrm | 100   | 25                              | -                               | 10             | 20         | 35                       | 25' or 2 1/2 stories *** | N.A.             |
| C-L      | All   |                         |  | Same as least restrictive adjacent residential district |                                 |                                 |                |            |                          |                          | 0.5              |
| N-C      | As permitted in Section 34-7 Table of Use Regulations | 5,000                   | 2,500  | 50  | 5                               | 17                              | 5              | 47         | 20                       | 2/35                     |                  |
|          | As permitted in Section 34-7 Table of Use Regulations | 10,000                  | 2,500  | 100   | 5                               | 17                              | 5              | 47         | 25                       | 3/43                     |                  |
| C-G      | All   | 15,000                  | N.A.   | 100   | 25                              | 25% of lot width                | 10             | 25         | 40                       | 30' or 2 stories         | 0.6              |
| C-O      | All   | 7,500                   | N.A.   | 75  | 25                              | 25% of lot width                | 5              | 20         | 25                       | 50' or 4 stories         | 0.5              |
| I-R      | ****  | 22,500                  | N.A.   | 125   | 35                              | 25% of lot width                | 15             | 25         | 25                       | 30' or 2 stories         | 0.4              |
| I-G      | All   | 22,500                  | N.A.   | 125   | 25                              | -                               | 10             | 25         | 40                       | 55' or 4 stories         | 0.5              |
| POP      | office research and laboratory hotel/motel            | 7 Ac.                   | N.A.   | 350   | 50                              | 60                              | 30             | 60         | 40                       | 55' or 4 stories         | N.A.             |
|          |   | 7 Ac.                   | N.A.   | 350   | 50                              | 60                              | 30             | 60         | 40                       | 55' or 4 stories         | N.A.             |
|          |   | 10 Ac.                  | N.A.   | 400   | 50 feet or 0.50 x height (each) | 50 feet or 0.50 x height (each) |                | 60         | 44                       | 85' or 6 stories         | N.A.             |
| ARHO     |   |                         |  | ----- See subsection 34-10.7 -----                      |                                 |                                 |                |            |                          |                          |                  |
| AEO      |   |                         |  | ----- See Section 34-14 -----                           |                                 |                                 |                |            |                          |                          |                  |

\*A semi-detached dwelling shall have one side yard with a minimum width of 10 feet.

\*\*No side yards are required for town houses, except that an end unit shall have one side yard with a minimum width of 10 feet.

\*\*\*In no event shall any building exceed 25 feet in height.

\*\*\*\*Those uses as are permitted in subsection 34-7.4 shall be the only uses permitted in the IR Zoning District.

\*\*\*\*\*Provided that a two-family dwelling that is designed with garages that separate the garages for each dwelling by a fire wall may have a maximum lot coverage of 27.5 percent.