

ZONING

530 Attachment 1

Borough of Wood-Ridge

Schedule of Area, Bulk and Yard Requirements

[Amended 10-20-1986 by Ord. No. 86-16; 12-15-1986 by Ord. No. 86-23; 7-17-1989 by Ord. No. 89-11; 3-20-2007 by Ord. No. 2007-4; 6-17-2008 by Ord. No. 2008-9; 10-6-2015 by Ord. No. 2015-18]

Zone	Minimum Area Requirements			Minimum Yard Requirements			Maximum Bulk Requirements			
	Lot Area (square feet)	Lot Width (feet)	Lot Depth (feet)	Front Yard (feet)	Side Yard		Rear Yard (feet)	Building Coverage	Building Height (feet)	Buffer Strip Requirements (feet)
					One (feet)	Both (feet)				
R-1 ¹	5,000	50	100	25 ¹	6	12	30	30%	30	—
R-2	5,000	50	100	25	6	12	30	30%	30	—
R-3	10,000	100	100	25	10	20	30	30%	30	—
RB	5,000	50	100	10	10	20	15	50%	30	10 from adjacent residential zone
GB ²	40,000	200	200	25	25	50	25	30%	30	25 from adjacent residential zone or use
LIP	40,000	200	200	25	25	50	50	50%	45	25 from adjacent residential zone or use
ORL	80,000	200	200	50	25	50	50	40%	30	25 from adjacent residential zone or use
OSP	—	—	—	—	—	—	—	—	20	5 from adjacent residential zone or use
NSC ²	40,000	200	200	25	25	50	25	30%	30	25 from adjacent residential zone or use

NOTES:

¹ In R-1 Zones, if the existing front yards in the same block are of a greater or lesser depth than specified, the front yard shall be at least equal in depth to the average of such existing front yards in the same block for renovations of existing structures. All new construction shall follow the Area, Bulk and Yard Requirements as set forth hereinabove.

² Standards for hotels only:
 Lot size: 43,560 square feet (1 acre)
 Lot width: 200 feet
 Lot depth: 100 feet
 Front yard setback: 35 feet
 Side yard setback: 10 feet
 Rear yard setback: 25 feet
 Building height: 6 stories/75 feet, exclusive of rooftop appurtenances^(c)
 Building coverage: 30%
 Buffer strip requirement: 10 feet from adjacent residential zone or use
 Parking: one space per room plus additional spaces for accessory uses; based on the requirements of this chapter (shared spaces, valet spaces and/or off-site spaces may be permitted)^(d)

³ Standards for hotel plus second principal use/structure:
 Lot size: 65,340 square feet (1.5 acres)
 Lot width: 200 feet
 Lot depth: 100 feet
 Front yard setback: 35 feet^(b)
 Side yard setback: 10 feet
 Rear yard setback: 25 feet
 Building height: The second principal use/structure only: 35 feet^(c)
 Building coverage: 80%
 Buffer strip requirement: 10 feet from adjacent residential zone or use
 Parking: 0.7 space per room plus additional spaces for accessory uses; based on the requirements of this chapter (shared spaces, valet spaces and/or off-site spaces may be permitted)^(d)

⁴ Parking structures/facilities:^(a)
 Lot size: same as for principal use/structure
 Lot width: 200 feet
 Lot depth: 100 feet
 Front yard setback: 10 feet with landscaping along the front facade^(b)
 Side yard setback: 5 feet
 Rear yard setback: 15 feet
 Building height: 50 feet above grade
 Building coverage: 80%
 Buffer strip requirement: 10 feet from adjacent residential zone or use
 Parking: 0.7 space per room plus additional spaces for accessory uses; based on the requirements of this chapter (shared spaces, valet spaces and/or off-site spaces may be permitted)^(d)

- ^(a) Permitted only as an accessory use for hotel and/or hotel plus a second principal use/structure.
- ^(b) A zero front yard setback is permitted for an existing nonconforming structure, provided the design incorporates a facade element to aesthetically enhance the visual impression of the structure.
- ^(c) Elevator towers, stairways and similar structures, plus any architectural features designed to aesthetically enhance the building, shall be permitted to extend a maximum of 10 feet above the permitted height. The highest point of the hotel building or structure, inclusive of elevator towers, stairways and similar structures, plus any architectural features designed to aesthetically enhance the building, shall not exceed a building height equivalent to five feet below the first floor elevation of the closest residential building located directly parallel to the rear building line. However, regardless of topographic conditions, the building height of a hotel building or structure may be the same height as permitted for all other uses in the GB Zone.
- ^(d) Minimum parking space dimension, 90 degree angle: 8.5 feet in width by 18 feet in length. Minimum parking space dimension, 60 degree angle: 8.5 feet in width by 16 feet in length. Attendant/valet parking minimum space dimension: 7 feet in width by 16 feet in depth.