

ZONING

186 Attachment 1

Township of Wyckoff
Schedule I Schedule of Dimensional Requirements (j)

[Amended 10-7-1508 by Ord. No. 830; 3-18-1996 by Ord. No. 981; 6-20-1989 by Ord. No. 1070; 10-6-1992 by Ord. No. 1146; 1-17-2006 by Ord. No. 1519; 2-18-2014 by Ord. No. 1727; 2-20-2018 by Ord. No. 1848; 12-19-2023 by Ord. No. 1996]

Zone	Minimum Tract Size	Minimum Lot Requirements		Density (dwelling units per acre)	Principal Building				Accessory Building		Maximum Building Height		Minimum Habitable Floor Area per Dwelling Unit (square feet)			Maximum Lot Coverage		Maximum Impervious Coverage (%)	Minimum Buffer Area (feet)		
		Area (square feet)	Lot Width and Frontage (feet)		Depth (feet)	Front (feet)	Each Side (feet)	Rear (feet)	Each Side (feet)	Rear (feet)	Stories	Feet	Whole Dwelling Unit (square feet)	One-Bedroom (square feet)	Two-Bedroom	Principal Building (%)	Accessory Building (%)				
RA-25 Rural Residential (p)		25,000	125		150	40	20	20	15(b)	20	2 1/2	35	1,200			15	20		—		
RC-25 Cluster Development (u)	10 acres	15,000																			
R-15		15,000	100		125	40	15	10	10	10	2 1/2	35	1,100			15	20		—		
R-15 Senior Citizen Cluster Option	20 acres	3,000	24	5	100	25	10	25					—	589	771	40 and 30 (r)			50		
R-15/SDAH2		15,000																			
B-1A Triangle Business		5,000	60		100	20	12	20	12	20	2 1/2	35									
B-1 Central Business		6,000	60		100	25(j)	(a)	20	(a)	20	2 1/2	35	(i)			75	80		—		
B-1A Triangle Business		6,000	60		100	20	12	20	12	20	2 1/2	35	600			25 and 20 (r)	75				
B-2 Neighborhood Business		6,000	60		100	20	12	20	12	20	2 1/2	35	600			(k)	(k)		—		
B-3 Office		7,500	60		125	25	10(s)	20	10	20	2 1/2	30	1,100			40 and 25(r)					
B-4 Outdoor Recreational																					
B-5 Planned Community Shopping Center		5 acres	300		500	50(e)	50(e)	50(e)	(h)	—	1(f)	40	—			25(g)	—		—		
L-1 Light Industry		3 acres	200		300	75	50(d)	50(d)	50(d)	50(c)	2	35	—			30	30		—		
L-2 Light Industry		4 acres	300		500	75	50(d)	50(d)	50(d)	50(c)	2	35	—			30	—		—		
RPP-1 Recreation/Public Purpose		—	—		—	—	—	—	—	—	—	35	—			20	—		50		
RPP-2 Recreation/Public Purpose		—	—		—	—	—	—	—	—	—	35	—			20	—		50		
B-5/SDAH-2 Planned Community Shopping Center/Affordable Housing Zone		5 acres	300		500	50(l)	50(l)	50(l)	—	—	1(m)	40	—			25(n)	—		—		
RA-15/SDAH-2 Affordable Housing Zone (p)		15,000	100		125	40	15(o)	30(o)	—	—	2 1/2	35	—			15	20		—		
MF/AH1		Single-family, 7,500; two-family, 10,000; single-family attached, 2,500	11 for-sale units and 14 for-rent units	9:7	25	25	Single-family, 5/15; two-family, 8/20	25	25	25	2 1/2	35	—	—	—	—	—	—	—	—	
MF/AH2	8.8			25	25			3													45
MF/AH5	10			25	25			2 1/2													35
MF/AH6	10			25	25			2 1/2													35
MF/AH7				Maximum of 61 dwelling units	40	40	40	40			See § 186-49D(8)							35	60		
MF/AH8 Affordable Housing		0.5 acres	200	12, not to exceed 6 units in the district	100	30	20	30			2 1/2	35				25	30		20(v)		
MF/AH9 Affordable Housing		2.25 acres	200		200	30	20 and 40 where abutting a single-family zone	30			2 1/2	35				25	30				
MF/AH10 Affordable Housing Zone		3.25 acres	150	Maximum of 22 dwelling units	400	35		30			2 1/2	35				30	35		20		
SF/AH1	4 acres	11,000	100	Multifamily, 6; single-family, 7			Single-family, 5/15; two-family, 8/20; single-family attached, the minimum distance between and units shall be 20 feet	30			2 1/2	35						35	60	5	
SF/AH2	4 acres		400	Multifamily, 8; single-family, 10		20	10	40	10 and 15 when abutting residential zone	10 and 15 when abutting a residential zone	3	45						35	60		
SF/AH3		7,000 with an average of 8,500 for all lots	—	4.5	—	40	10	50	10	10	2 1/2	35									

WYCKOFF CODE

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		Area (square feet)	Lot Width and Frontage (feet)		Depth (feet)	Front (feet)	Each Side (feet)	Rear (feet)	Each Side (feet)	Rear (feet)	Stories	Feet	Whole Dwelling Unit (square feet)	One-Bedroom (square feet)	Two-Bedroom	Principal Building (%)	Accessory Building (%)		
SF/AH3 Cluster Option	5 Acres	5,000 with an average of 7,000 for all lots	—	2.5	—	30	15	30	10	10	2 1/2	35							
AHO-1 Affordable Housing Overlay Zone		1.8 acres	170	15	500	15	10	20	10	10	2 for building facing Wyckoff Ave	3 Stories for buildings facing Wyckoff Ave						15	
											3 for-all other buildings	45 for all other buildings							
AHO-2 Affordable Housing Overlay Zone			150	16	150	25	20	20	10 and 15 when abutting residential zone	10 and 15 when abutting residential zone	2.5(w)	35(w)				45	50		
AHO-3 Affordable Housing Overlay Zone	2 acres		400	12		20	10	40			3	45				35	40	—	—
AHO-4 Affordable Housing Overlay Zone		2.3 acres	200	10	200	Minimum of 15 feet and maximum 55 feet	10	20	10	10	2	35				40	45		15

NOTES:

The dimensional requirements in the RC-25 Zone are the same as for the RA-25 Zone, except that for cluster development, the requirements are the same for the R-15 Zone. In connection with the B-4 Zone, see § 186-10.

- (b) Exclusive of farm buildings.
- (c) One hundred fifty feet adjacent to any residential zone.
- (d) One hundred feet adjacent to any residential zone.
- (e) One hundred feet, including a twenty-five-foot buffer strip, where adjoining a residential zone.
- (f) Except offices permitted on a second story, provided that the total height of the building does not exceed 40 feet.
- (g) In addition to the limitation on building coverage, a minimum of 20% of the total lot area shall be devoted to landscaped open space, excluding parking areas and driveways. Such landscaped area shall be designed for the purpose of creating an attractive setback area on public streets, providing internal landscaped areas within off-street parking lots and creating interior pedestrian malls.
- (h) Accessory buildings not permitted in the B-5 Zone.
- (i) Minimum habitable floor area per unit for residential uses in the B-1 Zone shall be 600 square feet. In the B-1 Zone where there is a mixed commercial-residential use in a single building, the residential use must be limited to two in number and located on a second floor.
- (j) The minimum lot and yard requirements, maximum building heights (see note), minimum habitable floor area per family and maximum lot coverage in each zone shall be specified in the table of dimensional requirements set forth in § 186-19 are applicable, Note: No building or structure hereafter erected shall exceed the height, be located on a lot of less width and area or have smaller yards than are specified for the zone in which such building is located or otherwise not conform to the requirements as set forth in § 186-19, as the case may be. Anything in the dimensional requirements notwithstanding, in the B-1 Zone, buildings shall not be less than 55 feet from the center of the road, i.e., buildings in the B-1 Zone shall be set back at least 55 feet from the center line of the road.
- (k) The maximum lot coverage by principal and accessory buildings is: one-story, 25%; two-story, 20%. Maximum coverage by principal buildings, accessory buildings and parking areas, including driveways; 75%.
- (l) Seventy feet including a twenty-foot buffer strip along local streets and 100 feet including a forty-foot buffer along county streets, provided that existing buildings are grandfathered from this requirement and may be expanded, but only in instances where the proposed addition complies with the requirements.
- (m) Except mezzanine space in a supermarket, (which shall not be occupied as retail space but may be occupied as office space, meeting room for the supermarket and also be available as a community room and that may be used to house HVAC and compressor equipment, and employee lockers) and residential apartments permitted on a second story, provided that the building height does not exceed 40 feet.
- (n) In addition to the limitation on building coverage, a minimum of 16% of the total lot area shall be devoted to landscaped open space, excluding parking areas and driveways. Such landscaped areas shall be designed for the purposes of creating an attractive setback area on public streets, providing internal landscaped area within off-street parking lots and creating pedestrian malls
- (p) See § 186-66 for enhanced side yard setbacks for the RA-25 and RA-15 Zones.
- (q) Each front yard on a corner lot must separately comply with the minimum lot width and frontage requirement as shown in Schedule I above.
- (r) For one story and two stories.
- (s) Thirty feet if adjacent to a residential.
- (t) See § 189-49 for additional bulk regulations.
- (u) See § 186-33 for additional regulations.
- (v) See buffer requirements in § 186-36.2.
- (w) Building heights shall be varied such that 2.5 stories/35 feet shall be the maximum building height where adjacent to Goffle Road, a residential use or zone outside of the AHO-2 (including across the street). Building heights in all other areas of the district shall be limited to three stories/45 feet. No building within 50 feet of a residential use or zone outside of the AHO-2 shall exceed 2.5 stories/35 feet.