

ZONING

341 Attachment 2

CITY OF GARFIELD, NEW JERSEY Schedule of Regulations as to Bulk, Height and Other Requirements (See § 341-32 of Chapter 341, Zoning)

[Amended 7-11-1961 by Ord. No. 1281; 6-4-1984 by Ord. No. 1831; 5-5-1987 by Ord. No. 1944;
11-20-1990 by Ord. No. 2050; 2-1-1994 by Ord. No. 2142; 1-21-1997 by Ord. No. 2208]

Zone	Type of Use	Minimum Lot Size			Square Feet per Dwelling Unit	Maximum Lot Coverage				Minimum Green Space	Maximum Height		Minimum Yard Dimensions (feet)			
		Area (square feet)	Width (feet)	Depth (feet)		Main Building	Accessory Building	Parking	Total		Story	Feet	Front	Rear	One Side	Both Sides
R-1A	One-family dwelling	7,500	75		7,500	22%			25%		2	27 ²	25	30	8	18
R-1	1 One-family dwelling	5,000 ¹	50 ¹		6,000	22%			25%		2	27 ²	25	30	8	12 ¹
	2 Two-family dwelling	7,500	75		3,500	22%			25%		2	27 ²	25	30	10	22
R-2	1 One-family dwelling	5,000	50		5,000	25%			30%		2 1/2	27 ²	20	30	7.5	17
	2 Two-family dwelling	5,000 ¹	50 ¹		3,000	25%			33%		2 1/2	27 ²	20	30	8	12 ¹
	3 Multifamily dwelling	10,000	100	100	2,500	25%			30%		2 1/2	27 ²	20	30	10	22
R-TH	1 One-family dwelling	(Same as R-2)														
	2 Two-family dwelling	(Same as R-2)														
	3 Multifamily dwelling (townhouse) ¹	10,000	100	100	2,500	25%	10	35	70%	30%	2 1/2	30	20 ²	30	10	22
	4 Garden apartment dwelling ³	10,000	100	100	2,500	25%	10	35	70%	30%	2 1/2	30	(See § 341-46.)			
	5 Office townhouse ⁴	10,000	100	100	2,500	35%	--	35	70%	30%	2 1/2	30	20	30	10	22

GARFIELD CODE

Zone	Type of Use	Minimum Lot Size			Square Feet per Dwelling Unit	Maximum Lot Coverage				Minimum Green Space	Maximum Height		Minimum Yard Dimensions (feet)			
		Area (square feet)	Width (feet)	Depth (feet)		Main Building	Accessory Building	Parking	Total		Story	Feet	Front	Rear	One Side	Both Sides
B-1	1	(As in Article V, § 341-19F)														
	2	Retail stores and service shops							60%		2	30	10	15		
	3	Offices							60%		2	30	10	15		
B-2	1	Uses permitted in a B-1 District	7,500	75					60%		2	30	5	15		
	2	Service station	7,500	75					40%		1	15	25	10	10	20
	3	Other permitted uses							60%		2	30	5	15		
B-2D	1	Designed shopping center	60,000	150					40%		2	30	35	10	10	20
LM	1	Commercial use							60%		2	30	35	10	Half the height of building but not less than 10 feet	
	2	Manufacturing uses							60%		2	30	20	10		
I		Permitted uses									4	50	10	10		
1 See § 341-44 for further regulations. 2 See § 341-44G for further regulations. 3 See § 341-46 for further regulations. 4 See § 341-45 for further regulations.											PLANNING BOARD, CITY OF GARFIELD PASSAIC VALLEY CITIZENS PLANNING ASSOCIATION CONSULTANTS					