Borough of Bergenfield
Schedule B
Limiting

ZONE DISTRICT	MINIMUM AREA REQUIREMENT		MAXIMUM BULK REQUIREMENTS		BUILDING HEIGHT	MINIMUM YARD REQUIREMENTS		
	LOT AREA	LOT WIDTH (5)	IMPROVED LOT COVERAGE (4)	LOT COVERAGE (6)	FEET/ STORIES	FRONT YARD	SIDE YARD	REAR YARD
R-40 Residential	40,000	160		15%	28/ 2 (1)	50	20/50 (8)	50
R-15 Residential	15,000	100	40%	25%	28/ 2 (1)	40	20/40 (8)	50
R-6 Residential								
One Family	6,000	60	35%	30%	28/ 2 (1)	25	7.5/ 15 (8)	25
Two Family	10,000	100	35%	30%	28/ 2 (1)	25	15/30 (8)	25
R-5 Residential								
One Family (3)	5,000	50	40%	40%	28/ 2 (1)	25	5/10 (2)	25
Two Family	10,000	100	40%	30%	28/ 2 (1)	25	15/30 (8)	25
R-M Multi-Family	20,000	200	65%	20%	30/ 2 G (9)	See Art. 7	See Art. 7	See Art. 7
One Family (9)	Same as R-6							
Two Family	Same as R-6							
R-S Senior Citizens	20,000	100	65%	50%	40/ 3	25	15/ 30 (8)	40
B-1 Business			65%	40%	35/ 2	10	15/30	25
B-2 Business	10,000	100	65%	35%	35/ 2	15	15/30	25
M Industrial and Automotive	20,000	150	70%	40%	35/ 2	25	15/40 (8)	25
P Parks & Public Use			65%	20%	35/ 2.5			

NOTES:

1. Maximum height above grade measured from the average original grade at the four corners of dwelling.
2. Corner lots require 15-foot front yard on side street.
3. One family dwellings on lots of 6,000 sq. ft. are subject to R-6 requirements.
4. In computing improved lot coverage all sidewalks, driveways, patios, and structures are to be incorporated.
5. In case of irregularly shaped lots whose sides are not parallel, the average width of the lot shall be used in place of the actual street frontage.
6. In computing building area for lot coverage all porches, steps, extensions and accessory buildings shall be included.
7. Maximum density: 12 units per acre
8. Corner lots require full front yard setbacks on both streets
9. Townhouses maximum building height of 28 feet and 2 stories

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