

ZONING

200 Attachment 1

Limiting Schedule Northvale District Zoning Code

Requirement	District								
	R 12.5	R 7.5	Church	Cond. A	C	C-1	C-2	LI	LI-1
Lot area (square feet)	12,500	7,500	40,000	15,000	7,500	7,500	40,000	40,000	40,000
Lot width (feet)	100	75	200	75	75	75	200	200	200
Lot depth (feet)	100	100	200	200	100	100	200	200	200
Lot frontage ¹	60	60	120	120	60	60	120	120	120
Front yard setback (feet) ⁵	30	25	30	25	25	5 ³	50	50	50
Side yard setback (feet)	10 ²	10	10	10	10	10	25	25 ⁴	25 ⁴
Rear yard setback (feet)	30	30	30	30	40	40	50	50 ⁴	50 ⁴
Maximum lot coverage (percent)	25	25	25	25	25	40	50	50	50
Green area (percent)	50	50	50	30	30	30	25	25	25
Maximum height (feet)	30	30	60	35	30	30	35	35	35

NOTES:

1 [Amended 12-10-1980 by Ord. No. 450-D]

2 Aggregate of two (2) sides, minimum twenty-five (25) feet.

3 Or thirty-five (35) feet from the center line of the roadway, whichever is greater.

4 Except as necessary to accommodate railroad sidings.

5 The distance as set forth herein shall not be applicable in the event that there are existing buildings on the same side of the street in the given area, in which case, the average setback line of the existing buildings on the same side of the street shall prevail. [Added 12-23-1981 by Ord. No. 450-C]