

ZONING

Schedule of Zoning District
 Area, Bulk and Yard Requirements
 Borough of River Edge, New Jersey
 [Amended 10-6-2006 by Ord. No. 1550; 12-4-2006 by Ord. No. 1556; 8-6-2007 by Ord. No. 1572]

Zoning District	Use	Minimum Area Requirements			Building Height	Maximum Bulk Requirements			Minimum Yard Requirements (setbacks)			
		Lot Area (square feet)	Lot Width (feet)	Lot Depth (feet)		Principal	Improved	Front Yard (feet)	Side Yard (feet)	Both (feet)	Rear Yard (feet)	
R-1	Single-family	7,500	75	100	30	2.5	25	35	30	5'	12'	25
	Single-family	7,500	75	100	30	2.5	25	35	30	6'	15'	25
R-2	Single-family	12,000	80	100	30	2.5	25	35	30	5'	12'	25
	Two-family	7,500	75	100	30	2.5	25	35	30	6'	15'	25
R-3	Single-family	12,000	80	100	30	2.5	25	35	30	5'	12'	25
	Two-family	7,500	75	100	30	2.5	25	35	30	6'	15'	25
PRD-1	Garden Apartments	70,000	200	230	30	2.5	25	35	30	5'	12'	25
	Single-family	7,500	75	100	35	2.5	25	35	30	7.5'	18'	25
C-1	Single-family	5,000	50	--	35	2.5	30	10	20	5	15	20
	Cluster	3,500	25	--	35	2.5	30	50	15	1	1	20
C-2	Townhouse	10,000	100	100	35	2.5	40	80	30	15	35	20
	Cluster	15,000	150	100	35	2.5	40	80	30	15	35	20
Office-FAR	Office	10,000	100	100	35	2.5	40	80	30	15	35	20
	Retail	15,000	150	100	35	2.5	40	80	30	15	35	20
Office-FAR	Office	10,000	100	100	35	2.5	40	80	30	15	35	20
	Retail	15,000	150	100	35	2.5	40	80	30	15	35	20

LESS THAN
 60'
 TO UNDER
 75'

MUST HAVE
 12' BETWEEN
 ADJOINING
 PROPERTIES

NOTES:
 1 None required, but, where provided, a minimum of 15 feet; except that, where abutting a street, a minimum of 20 feet.

Ordinance 1572