

Borough of Bergenfield

LAND DEVELOPMENT

Schedule B ~ Limiting

[Amended 7-17-1979 by Ord. No. 1134; 12-15-1987 by Ord. No. 2038; 12-29-2005 by Ord. No. 05-2365;  
9-5-2006 by Ord. No. 06-2376; 10-2-2018 by Ord. No. 18-2532]

ZONE DISTRICT	Minimum Area Requirement			Maximum Bulk Requirements			Building Height (feet/stories)	Minimum Yard Requirements		
	Lot Area (square feet)	Lot Width (feet)	Improved Lot Coverage	Lot Coverage	Lot Coverage	Front Yard (feet)		Side Yard (feet)	Rear Yard (feet)	
R-40 Residential	40,000	160		15%		30/2	50	20/50 <sup>(a)</sup>	50	
R-15 Residential	15,000	100	40%	25%		30/2	40	20/40 <sup>(a)</sup>	50	
R-6 Residential	6,000	60	35%	30%		30/2	25	7 1/2/15 <sup>(a)</sup>	25	
One-Family Two-Family	10,000	100		30%		30/2	25	15/30	25	
R-5 Residential	5,000	50	40%	<del>30%</del>		30/2	25	5/10 <sup>(a)</sup>	25	
One-Family(4) Two-Family	10,000	100	40%	30%		30/2	25	15/30 <sup>(a)</sup>	25	
R-M Multifamily	20,000	200	65%	20%		40/3	See Article VII	See Article VII	See Article VII	
Multifamily Dwelling other than townhouses	20,000	200	65%	20%		35/2	See Article VII	See Article VII	See Article VII	
One-family Two-family					Same as R-6 Same as R-6					
R-S Senior Citizens	20,000	100	65%	50%		40/3	25	15/30 <sup>(a)</sup>	40	
B-1 Business			70%	40%		40/3 <sup>(a)</sup>	10	15/30	25	
B-2 Business	10,000	100	70%	35%		40/3 <sup>(a)</sup>	15	15/30	25	
M- Industrial and Automotive	20,000	150	70%	70%		35/2 <sup>(a)</sup>	25	15/40 <sup>(a)</sup>	25	
P Parks and Public Use			65%	20%		35/2 1/2				

Notes:

1. Lots abutting railroad right of way requires fifteen foot backyard.
2. Corner lots require full front yard setbacks on both streets.
3. Corner lots require fifteen-foot front yard on side street.
4. One family dwellings on lots 6,000 square feet are subject to R-6 requirements.
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 and improved lot coverage requirements, all porches, steps, extensions and accessory buildings shall be included.
7. Maximum density: 12 units per acre.
8. Residential units above retail users are permitted in the B zone.

Zoning Officer review is required FIRST for the following:

Additions*	Driveway enlargements	Retaining Walls
Add -a- level*	Fence	Swimming Pools
Dormers	New House	Sheds
Decks	Porch	Walkways

Homeowner must provide a scaled copy of property survey ( including sidewalks, driveways, sheds, etc,) with proposed addition or proposed plans to scale. Survey and or plans must have proposed location of new structure – to scale. All setbacks (distances from front, side and rear yards) must be indicated as well as size and square footage of proposed addition. All additions and dormers must submit certified height of structure above curb height.

Upon receipt of Zoning Officer approval, applicant must then submit three sets of plans and completed permit application.

Sheds must be 3ft in from rear and side property lines

Pools must be located 10 ft in from rear and side property lines.

Driveways must be 2ft off side yard property line

Zoning Officer has up to 10 business days to review submitted applications. Construction Department inspectors have up to 20 business days after zoning approval to review submitted applications.

Schedule of Zoning, setbacks, bulk and yard requirements on back