

**Borough of Englewood Cliffs Zoning Ordinance
Schedule A - Schedule of Regulations
(Subsection 30-6.1)**

| DISTRICT | Minimum/Max Lot Dimensions | | Minimum Yard Dimensions (Feet) | | | | | Maximum | Maximum | Maximum | Max. Building Height | | | Minimum Floor Areas (Sq. Ft.) | | Shade Tree | Accessory Structure | |
|--------------------------------|----------------------------|-----------------|---------------------------------|------------------|----------|------------------------------------|-------------|--------------|---------------------|--------------------|----------------------|---------|---|-------------------------------|---------------|--------------------|---------------------|-----------|
| | Area (Sq. Ft.) | Width (Ft.) (1) | Front (2) | Rear | One Side | Both Sides | Corner Side | Lot Coverage | Impervious Coverage | Rear Yard Coverage | Feet 8 Pts. Curb | | Stories | One Floor (4) | Two Floor (4) | | Side Yard | Rear Yard |
| R-A Residential Single Family | 10,000 | 100 | 30 | 25 | 10 | 30% of lot width at setback line | 15 | 32% (3,7) | 51% | 60% | 30 | 32 | 2.5 | 1600 | 1800 | 1 per 35' Frontage | 5 Feet | 5 Feet |
| R-B Residential Single Family | 7000 | 70 | 25 | 25 | 7 | 31.5% of lot width at setback line | 15 | 32% (3,7) | 51% | 60% | 30 | 32 | 2.5 | 1400 | 1600 | 1 per 35' Frontage | 3 Feet | 3 Feet |
| R-B1 Residential Single Family | 5000 | 50 | 20 | 20 | 5 | 13 | 15 | 32% (3,7) | 51% | 60% | 30 | 32 | 2.5 | 1000 | 1200 | 1 per 35' Frontage | 3 Feet | 3 Feet |
| B-1 Office | 10000 | 100 | 25 | 25 | 10 | 30 | 20 | 33.3% (3) | | | 35 | 2 (5) | | | | | 10 Feet | 20 Feet |
| B-2 Limited Business | 80000 | 125 | 60 | 20% of lot depth | 30 | 60 | 30 | 33.3% (3) | | | 35 | 2 | | | | | 30 Feet | ** |
| B-3 Special Retail | 10000 Max. (8 | 50 | 20 | 20% of lot depth | 10 | 22 | 15 | 33.3% (3) | | | 30 | 2 (5) | See note (6),(8),(9) | | | 10 Feet | ** | |
| B-4 Restrctied Commerical | 10000 | 100 | 20 | 20% of lot depth | 10 | 22 | 15 | 33.3% (3) | | | 35 | 2 | | | | | 10 Feet | 20 Feet |
| I Institutional | 10 Acres | 300 | 75 | 75 | 75 | 150 | 75 | 33.3% (3) | | | 70 | 6 | | | | | 30 Feet | 30 Feet |
| Residential Assisted Living | 100,000 | 300 | 75 | 75 | 40 | 80 | 75 | 30.0% (3) | | | 30 | 2 | A maxium of 20 assisted living apartment units per 40,000 sq. ft. of the lot area or part therof. | | | | | |
| P-1 Pubic Zone | 10,000 | 100 | 20 | 20% of lot depth | 10 | 22 | 20 | 33.30% | | | 35 | 2 | | | | | | |

NOTES ON SPECIFICATIONS

1. In case of irregularly shaped lots whose sides are not parallel, the lot frontage shall not be less than 75% of the minimum lot width requirements.
2. In cases where the street frontage on the same side is developed to the extent of 50% or more, the average setback of the existing buildings between the nearest intersecting street shall govern, but in no event shall the front setback be less than 30'. This exception shall not apply to the RB1, B-2, and I zones.
3. Maximum lot coverage shall include all accessory buildings, covered and uncovered porches, terraces, chimneys, steps, stairs and extensions.
 - a. In a R-B1 residential, single-family district, the maximum lot coverage shall be 32%. However, it may be increased to 35% if at least 3% of the coverage of building area is utilized for accessory buildings, covered and uncovered porches, terraces, chimneys, steps, stairs, and extensions.
4. Areas indicated are for living areas only, exclusive of finished basements, garage or other finished rooms in the basement ares.
5. Maximum of two stories of office floors above one level of ground level parking, but not to exceed height limit in feet.
6. Second floor shall not exceed the exterior building limits of the first floor.
7. See Table 1.
8. No lot or parcel of land utilized within this zone shall exceed a maximum area of 10,000 square feet.
9. Ground floor total area **Not To Exceed** 1,600sf

** Same as Buffer Requirements Section 30-7.10