

ZONING

Schedule of Zoning District
Area, Bulk and Yard Requirements
Borough of River Edge, New Jersey

Zoning District	Use	Minimum Area Requirements			Maximum Bulk Requirements					Minimum Yard Requirements (Setbacks)			
		Lot Area (Square Feet)	Lot Width (Feet)	Lot Depth (Feet)	Principal Building Height (Feet)	Principal Building Height (Stories)	Building Coverage (Percent)	Lot Coverage (Percent)	Yard Amenities, Lot Coverage – Reserved ² (Percent)	Front Yard (Feet)	Side Yard – One (Feet)	Side Yard – Both (Feet)	Rear Yard (Feet)
R-1	Single-family	7,500	75	100	30	2.5	25	35	5	30	7.5	18	25
R-2	Single-family	7,500	75	100	30	2.5	25	35	5	30	7.5	18	25
	Two-family	12,000	80	100	30	2.5	25	35	5	30	10	25	25
R-3	Single-family	7,500	75	100	30	2.5	25	35	5	30	7.5	18	25
	Two-family	12,000	80	100	30	2.5	25	35	5	30	10	25	25
	Garden Apartments	70,000	200	230	30	2.5	25	35	5	30	15	30	30
PRD-1	Single-family	7,500	75	100	35	2.5	25	35	5	30	7.5	18	25
	Single-family Cluster	5,000	50	--	35	2.5	30	35	5	20	5	15	20
	Townhouse Cluster	3,500	25	--	35	2.5	30	50	5	15	¹	¹	20
C-1	Retail	10,000	100	100	35	2.5	40	80		30	15	35	20
	Office	15,000	150	100	35	2.5	40	80		30	15	35	20
C-2	Retail	10,000	100	100	35	2.5	40	80		30	15	35	20
	Office	15,000	150	100	35	2.5	40	80		30	15	35	20
	Office-FAR	10,000	See § 416-18										

NOTES:

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

² This reserve shall not be interpreted to provide an additional five (5%) percent of lot coverage, but shall be included in the total calculation of maximum permitted lot coverage. See § 416-15.