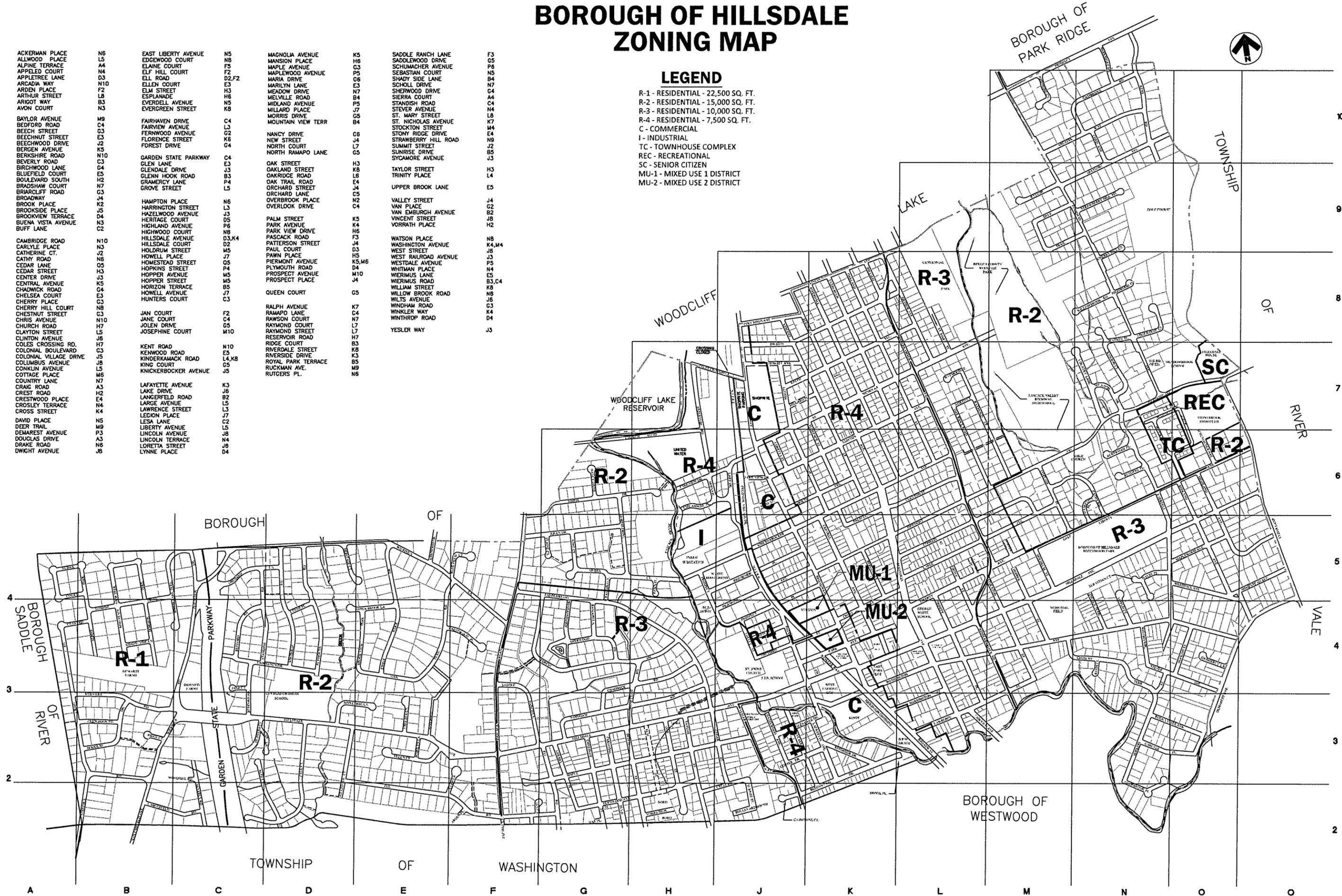


BOROUGH OF HILLSDALE ZONING MAP

LEGEND

- R-1 - RESIDENTIAL - 22,500 SQ. FT.
- R-2 - RESIDENTIAL - 15,000 SQ. FT.
- R-3 - RESIDENTIAL - 10,000 SQ. FT.
- R-4 - RESIDENTIAL - 7,500 SQ. FT.
- C - COMMERCIAL
- I - INDUSTRIAL
- TC - TOWNHOUSE COMPLEX
- REC - RECREATIONAL
- SC - SENIOR CITIZEN
- MU-1 - MIXED USE 1 DISTRICT
- MU-2 - MIXED USE 2 DISTRICT

ACKERMAN PLACE	N6	EAST LIBERTY AVENUE	N5	MAGNOLIA AVENUE	K5	SADDLE RANCH LANE	F3
ALLWOOD PLACE	L5	EDGEWOOD COURT	N8	MANSION PLACE	H6	SADLEWOOD DRIVE	G5
ALPINE TERRACE	A4	ELAINE COURT	F5	MAPLE AVENUE	C3	SCHUMACHER AVENUE	P6
APPEL COURT	N4	ELF HILL COURT	F2	MAPLEWOOD AVENUE	P5	SEBASTIAN COURT	N5
APPLETREE LANE	D3	ELL ROAD	D2,F2	MARIA DRIVE	G6	SHADY SIDE LANE	B4
ARCADIA WAY	N10	ELLEN COURT	E3	MARILYN LANE	E3	SCHOLL DRIVE	N7
ARDEN PLACE	F2	ELM STREET	H3	MEADOW DRIVE	H3	SHERWOOD DRIVE	G4
ARTHUR STREET	L8	ESPLANADE	H6	MELVILLE ROAD	B4	SIERRA COURT	A4
ARIOT WAY	B3	EVERDELL AVENUE	N5	MIDLAND AVENUE	P5	STANDISH ROAD	C4
AVON COURT	N3	EVERGREEN STREET	K8	MILLARD PLACE	J7	STEVEY AVENUE	N4
BAYLOR AVENUE	M9	FAIRHAVEN DRIVE	C4	MORRIS DRIVE	G5	ST. MARY STREET	L8
BEDFORD ROAD	C4	FARVIEW AVENUE	L3	MOUNTAIN VIEW TERR	B4	ST. NICHOLAS AVENUE	K7
BEECH STREET	G3	FERNWOOD AVENUE	G2	NANCY DRIVE	G6	STOCKTON STREET	M4
BEECHNUT STREET	E3	FLORENCE STREET	K6	NEW STREET	J4	STONY RIDGE DRIVE	E4
BEECHWOOD DRIVE	J2	FOREST DRIVE	G4	NORTH COURT	L7	STRAWBERRY HILL ROAD	N9
BERGEN AVENUE	K5	GARDEN STATE PARKWAY	C4	NORTH RAMAPO LANE	G5	SUMMIT STREET	J2
BERKSHIRE ROAD	N10	GLEN LANE	E3	OAK STREET	H3	SUNRISE DRIVE	B5
BEVERLY ROAD	C3	GLENDALE DRIVE	J3	OAKLAND STREET	K8	SYCAMORE AVENUE	J3
BIRCHWOOD LANE	G4	GLENN HOOK ROAD	B3	OAK TRAIL ROAD	L6	TAYLOR STREET	H3
BLUEFIELD COURT	E5	GRAMERCY LANE	P4	ORCHARD STREET	E4	TRINITY PLACE	L4
BOULEVARD SOUTH	H2	GROVE STREET	L5	ORCHARD LANE	J4	UPPER BROOK LANE	E5
BRADSHAW COURT	N7	HAMPTON PLACE	N6	OVERBROOK PLACE	N2	VALLEY STREET	J4
BRARCLIFF ROAD	G3	HARRINGTON STREET	L3	OVERLOOK DRIVE	C4	VAN PLACE	G2
BROADWAY	J4	HAZELWOOD AVENUE	J3	PALM STREET	K5	VAN EMBURGH AVENUE	B2
BROOK PLACE	K2	HERITAGE COURT	D5	PARK AVENUE	K4	VINCENT STREET	J8
BROOKSIDE PLACE	J5	HIGHLAND AVENUE	P6	PARK VIEW DRIVE	H6	VORRATH PLACE	H2
BROOKVIEW TERRACE	D4	HIGHWOOD COURT	N8	PASCACK ROAD	F3	WATSON PLACE	N8
BUENA VISTA AVENUE	N3	HILLSDALE AVENUE	D3,K4	PATTERSON STREET	J4	WASHINGTON AVENUE	K4,M4
BUFF LANE	C2	HILLSDALE COURT	D2	PAUL COURT	D3	WEST STREET	J5
CAMBRIDGE ROAD	N10	HOLDRUM STREET	M5	PAWN PLACE	H5	WEST RAILROAD AVENUE	J3
CARLYLE PLACE	N3	HOMESTEAD STREET	G5	PIERMONT AVENUE	K5,M6	WESTDALE AVENUE	P5
CATHERINE CT.	J2	HOPKINS STREET	P4	PLYMOUTH ROAD	D4	WHITMAN PLACE	N4
CATHY ROAD	N6	HOPPER AVENUE	M5	PROSPECT AVENUE	M10	WIERMUS LANE	E5
CEDAR LANE	C5	HOPPER STREET	M5	PROSPECT PLACE	J4	WIERMUS ROAD	B3,C4
CEDAR STREET	H3	HORIZON TERRACE	B5	QUEEN COURT	G5	WILLIAM STREET	K8
CENTER DRIVE	J3	HUNTERS COURT	C3	RALPH AVENUE	K7	WILLOW BROOK ROAD	N8
CENTRAL AVENUE	K5	JAN COURT	F2	RAWAPO LANE	C4	WILTS AVENUE	J6
CHADWICK ROAD	G4	JANE COURT	C4	RAWSON COURT	H7	WINDHAM ROAD	G3
CHELSEA COURT	E3	JOHN DRIVE	G5	RAYMOND COURT	L7	WINKLER WAY	K4
CHERRY PLACE	C3	JOSEPHINE COURT	M10	RAYMOND STREET	L7	WINTHROP ROAD	D4
CHERRY HILL COURT	N8	KENT ROAD	N10	RESERVOIR ROAD	H7	YESLER WAY	J3
CHESTNUT STREET	G3	KENWOOD ROAD	E3	RIDGE COURT	B3		
CHRIS AVENUE	N10	KINDERKAMACK ROAD	L4,K8	RIVERDALE STREET	K8		
CHURCH ROAD	H7	KING COURT	G5	RIVERSIDE DRIVE	K3		
CLAYTON STREET	L5	KNICKERBOCKER AVENUE	J5	ROYAL PARK TERRACE	B5		
CLINTON AVENUE	J6	LAFAYETTE AVENUE	K3	RUCKMAN AVE.	M9		
COLES CROSSING RD.	H7	LAKE DRIVE	J6	RUTGERS PL.	N6		
COLONIAL BOULEVARD	C3	LANGERFELD ROAD	B2				
COLONIAL VILLAGE DRIVE	J5	LARGE AVENUE	L5				
COLUMBUS AVENUE	J8	LAWRENCE STREET	L3				
CONKUN AVENUE	L5	LECION PLACE	J7				
COTTAGE PLACE	M6	LESA LANE	C2				
COUNTRY LANE	N7	LIBERTY AVENUE	L5				
CRAIG ROAD	A3	LINCOLN AVENUE	J8				
CREST ROAD	H2	LINCOLN TERRACE	N4				
CRESTWOOD PLACE	E4	LORETTA STREET	J8				
CROSLY TERRACE	N4	LYNNE PLACE	D4				
CROSS STREET	K4						
DAVID PLACE	N5						
DEER TRAIL	M9						
DEMAREST AVENUE	P3						
DOUGLAS DRIVE	A3						
DRAKE ROAD	N6						
DWIGHT AVENUE	J6						



SCHEDULE OF USES AND REQUIREMENTS

4/22/2019

DISTRICT	R-1	R-2	R-3	R-4	MU-1	MU-2	C-Commercial	I-Industrial	REC-Recreational	TC-Townhouse Complex	Sc-Senior Citizen Housing
Principal Permitted Use For uses permitted in all districts, Section 310-53	1. One family dwellings 2. Public Parks and playgrounds	1. One family dwellings 2. Public Parks and playgrounds	1. One family dwellings 2. Public Parks and playgrounds	1. One family dwellings 2. Public Parks and playgrounds	1. Same as C Commercial except #5, 7, 8 2. Multi-Family Housing 20 U/AC above ground floor	Same as MU-1	1. Professional Offices 2. Retail business and personal service establishments such as but not limited to: grocery stores, drug stores, hardware stores, liquor stores, barber and beauty shops, tailor and dry cleaning pick up shops. 3. Offices, banks and fiduciary institutions 4. Restaurants (except drive-in and drive-through restaurants) 5. Lodge buildings or meeting hall for any fraternal organization. 6. Medical and Dental Clinics 7. Commercial or business schools 8. Public parks and Playgrounds	Light industrial use which could not cause injurious or obnoxious noise, vibration, smoke, gas fumes, odors, dust or other objectionable conditions. a. Laboratories: research, experimental or testing b. Light, non- nuisance manufacturing, processing, fabrication, assemblage, packaging and warehousing of products c. Public Utility installations	1. One family dwellings 2. Public Parks and playgrounds 3. Recreational activities of the field or country club type, including swimming, bathing, picnicking, tennis, ice-skating, banquets and like events	1. Townhouse Buildings 2. Same as R-1	1. Same as R-2 2. Senior Citizen Housing
ACCESSORY USES See Section 310-55 (H)	Private Garage Swimming Pool Storage Building Tennis Courts etc. (See section 310-55(H))	Same as R-1	Same as R-1	1. Same as R-1 2. Residential Professional Offices	310.53.1 (B) Surface Parking Signs Fences and Walls Outdoor Dining	Same as MU-1	1. Funeral Homes 2. Nursing Homes 3. Public and Private Schools	Storage Building	Same as R-1	1. See 310-51(D) 2. Same as R-1	Senior Citizen Housing: Community Rooms, Lounges, Recreation Rooms, Self-service Laundry, Game Rooms, Public Kitchens, Public Medical Clinics, Offices, Other Use: Same as R-2
Conditional Uses, see Sections 310-66 & 67	Public utilities Schools (see 310-67(F)) Satellite antenna (see 310-56.1-67(G)) Places of worship (see 310-67(H))	Same as R-1 Age-Restricted Housing (ord. 07-01)	Same as R-1	Same as R-1 Residential Professional Use (ord. 02-09)	N/A	N/A	Places of worship (see 310-67(H)) Apparel laundries and dry cleaning establishments Public Utilities Satellite antenna (see 310-67(G))	Service stations Public utilities Apparel and dry cleaning establishments Places of worship (see 310-67(H))	Same as R-1	Same as R-1	Same as R-1
Building Heights (maximum) (see 310-54 (A) for exceptions)	35 ft.	Prin.: Same as R-1	Prin.: Same as R-1	33 ft.	40 feet, 3-Story	Same as MU-1	30 feet	30 feet	Same as R-1	30 feet	Senior Citizen Housing: 48 Ft. Other Use same as R-2
BUILDING COVERAGE (maximum %)	20	20	25	25	65	70	80	50	20	20	Senior Citizen Housing: 15 Other Use: same as R-2
Lot Area (min.) sq. ft.	22,500	15,000	10,000	7,500	87,120	30,000	7,500	20,000	15,000	1. 15,000 for Single Family Dwellings 2. 6 acres for Townhouse Complex	Senior Citizen Housing: 130,000 Sq. ft. Other Use: same as R-2
Lot Frontage and Width (min. ft.)	150 except when the front property line is along the arc of a cul-de-sac; in which case the minimum width of the lot shall be 100 ft. measured along said arc.	100	100	75	N/A	100	50	100	100	1. 100 feet for Single Family Dwellings 2. 200 feet for Townhouse Complex	Senior Citizen Housing: 200 Sq. ft. Other Use: same as R-2
Lot Depth (min. ft.)	150	150	100	100	N/A	N/A	N/A	N/A	150	150 feet for Single Family Dwelling	Senior Citizen Housing: 200 Sq. ft. Other Use: same as R-2
Front Yard (min. depth)	60 feet	50 feet	30 feet	30 feet	10-15 feet	5-15 feet	5 feet	25 feet	Same as R-2 except that buildings for Recreational Activities shall be a minimum of 100 feet from all adjoining Districts.	1. Same as R-2 for Single Family Dwellings 2. See 310-51 (B) for Townhouse Complex	Senior Citizen Housing: 50 ft. Other Use: same as R-2
Side Yard (min. depth)	Total of 40% of lot width with at least 25' on either side	Total of 30% of lot width with at least 10' on either side	Same as R-2	Same as R-2	25 feet	5 feet	None, except where a "C" Commercial District abuts an "R" Residential District, and where no public street or alley divides the districts, there shall be a side yard on the one side of 15 feet.	Minimum 30' on each side or 15% of lot width on each side, whichever is lesser			Senior Citizen Housing: 35 ft. Other Use same as R-2
Rear Yard (min. depth)	50 feet	Same as R-1	25 Feet	Same as R-3	25 feet	25 feet	10 feet	10 feet			Senior Citizen Housing: 35 ft. Other Use same as R-2
Impervious Coverage *	30%	30%	30%	30%	80%	90%	N/A	N/A	N/A	N/A	N/A
Floor Area Ratio *	22%	27%	30%	35%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Other Required Conditions and Supplementary Notes See Part 4, for Article XIV General Regulations See Part 4, Article XV for Special Regulations	Setback of corner lots - for the purpose of determining the depth of yards of corner lots, all yards abutting a street line shall be deemed front yards, but if the front setback of one of such yards shall meet the requirements specified for the district in which it is located, the setback of the other such yard need not exceed one-half of the depth required for the first mentioned front yard. See 310-54C for Exceptions to Front Yard Setbacks. See 310-55H(5) for Applicable Regulations for Side and Rear Yard Setbacks.		Setbacks for corner lots - same as R-1	Setbacks for corner lots - same as R-1	15% Rentals and 20% Owner-Occupied to be Family Affordable Units	Same as MU-1	See Also 310-113D All permitted commercial and industrial activities or processes shall take place within an enclosed building. Incidental storage out-of-doors shall be shielded from view from public streets and adjacent residence zones by fencing, landscaping or other appropriate measures. Whenever any lot in a Commercial "C" District or in an Industrial "I" District shall have a common boundary line, in whole or in part, with a lot or lots in a Residential District, no commercial or industrial use shall be commenced or maintained on the lot in such Commercial or Industrial District unless and until there shall first have been established and, at all times during such use, maintained, along or in the immediate vicinity of such common boundary line, a buffer strip on which there shall be closely planted evergreens or other natural foliage, not less than six feet in height, and of such character as will effectively screen such use from the abutting Residential District.		Same as R-2	See 310-51 for specific requirements of TC zone	Senior Citizen Housing: Maximum Unit Density: 33 Dwelling Units/acre. Each structure, its appurtenances and accessories shall contain such elevators, ramps, and hand rails and specialized fixtures in all common areas so as to qualify for designation as a "barrier free" structure. Other Uses: Same as R-2
Minimum Total Floor Area Requirements	1 story - 2,500 sq. ft. 2 story - 1,800 sq. ft. ground floor - 900 sq. ft. second floor and any additional floor area as defined in this Ordinance	1 story - 1,800 sq. ft. 2 story - 1,200 sq. ft. ground floor - 600 sq. ft. second floor	1 story - 1,500 sq. ft. 2 story - 1,000 sq. ft. ground floor - 500 sq. ft. second floor	1 story - 1,200 sq. ft. 2 story - 800 sq. ft. ground floor - 400 sq. ft. second floor	1 Bedroom 700 sq. ft. 2 Bedroom 850 sq. ft. 3 bedroom 1,100 sq. ft.	Same as MU-1	N/A	N/A	Same as R-2	1. Same as R-2 for Single Family Dwellings 2. N/A for Townhouse Complex	Senior Citizen Housing: N/A Other Use: Same as R-2