210 Attachment 1

Borough of Saddle River
Schedule B: Limiting Schedule
[Amended 12-12-1983 by Ord. No. 393-C; 10-8-1984 by Ord. No. 404-C; 10-8-1984 by Ord. No. 405-C; 3-9-1987 by Ord. No. 465-C; 12-19-1988 by Ord. No. 520-C; 6-17-1991 by Ord. No. 563-C; 9-18-1995 by Ord. No. 629-C; 5-20-1996 by Ord. No. 637-C; 5-19-1997 by Ord. No. 97-650-C; 12-15-1997 by Ord. No. 97-659-C; 4-17-2000 by Ord. No. 00-690-C; 7-21-2003 by Ord. No. 03-748-C; 9-20-2004 by Ord. No. 04-767-C; 10-18-2010 by Ord. No. 10-843-C; 12-19-2011 by Ord. No. 11-860-C; 4-17-2017 by Ord. No. 17-931-C; 2-26-18 by Ord. No. 18-944-C]

	Minimum Area Requirements				Maximum Bulk Requirements				Minimum Yard Requirements			
					Building Height (c)					Side Yards		
Zone	Lot Area (square feet)	Frontage (feet)	Lot Width (b) (feet)	Feet	Stories	Total Improved Lot Coverage (percent)	Improved Lot Coverage of Principal Building (percent)	Building Area as a Percentage of Lot Area	Front (d) (feet)	Each (feet)	Both (min. % of lot width)	Rear (feet)
R-1 Residential	87,120	200(a)(e)	200(e)	35 25	2½ 1 1/2	21	7 (2-story dwelling) (h) 9 (1 and 1½-story dwelling) (h)	8.5 (2-story dwelling) (h) 10 (1 and 1½-story dwelling) (h)	125(i)	40	50	50
R-2 Residential	11,250	75	75	35 25	2½ 1 1/2	21	7 (2-story dwelling) (h) 9 (1 and 1½-story dwelling) (h)	8.5 (2-story dwelling) (h) 10 (1 and 1½-story dwelling) (h)	75	15	40	25
R-3 Residential:												
Single-family	87,120	200(a), (e)	200(e)	35 25	2½ 1 1/2	21	7 (2-story dwelling) (h) 9 (1 and 1½-story dwelling) (h)	8.5 (2-story dwelling) (h) 10 (1 and 1½-story dwelling) (h)	125(i)	40	50	50
Townhouse	271,800(f)	500	500	35	1½	20	--	--	100	40	--	30
CG-Crossing Governmental: other uses	87,120*	200	200	35	2½	30	12	--	50	20	40	25
CB-Crossing Business	10,000	75	75	35	2½	30	12	--	65	20	--	25
CO-Crossing Office	10,000	75	75	35	2½	30	12	--	65	20	--	25
PUD Planned Unit Development:												
Single-family	87,120	200(a),(e)	200(e)	35 25	2½ 1 1/2	21	7 (2-story dwelling) (h) 9 (1 and 1½-story dwelling) (h)	8.5 (2-story dwelling) (h) 10 (1 and 1½-story dwelling) (h)	125(i)	40	50	50
PUD	25 acres (f)	1,000	500	--	--	--	--	--	--	--	--	--
Assisted living	--	--	--	35(k)	3	50	--	--	100(g)	50	--	50
Office, research	--	--	--	38	3	65	--	--	100(g)	40	--	30
Extended stay hotel	--	--	--	38	3	45(l)	--	--	100(g)	40	--	50
Townhouse or Town Residence	--	--	--	35	3	45	--	--	50(g)	40	--	50

NOTES:

(a) The minimum frontage may be reduced to a value of not less than 180 feet, with the approval of the Borough Planning Board at the time it approves the subdivision containing said lot, in the case of an interior lot which falls on a curve in the street on which said frontage is measured, provided that said lot falls on the side of the street having the greater radius of curvature.

(b) Minimum lot width at the required minimum front building line.

(c) Maximum height shall not apply to church steeples or spires; provided, however, that said steeples or spires conform in all respects to the Building Code and Fire Code.

(d) A corner lot shall provide the minimum front yard requirements in the zone of its location for both intersecting streets (§ 210-30). The front yard shall be measured from the center line of the street (see § 210-3B), except for townhouses which shall be measured from the front property line.

(e) The minimum frontage and lot width for a corner lot shall be 250 feet.

(f) Minimum lot area for the entire development.

(g) Minimum of 50 feet from Boroline Road.

(h) (Reserved)

(i) (Reserved)

(j) (Reserved)

(k) The building height may be increased to 37 feet for gabled roof structures.

(l) An additional 2 1/2% improved lot coverage over the 45% maximum is permitted for the construction of active recreational facilities