

ZONING

Zoning Schedule IV-2, Part 1 Area, Bulk and Yard Requirements

Borough of Fort Lee, Bergen County, New Jersey

[Amended 12-14-2000 by Ord. No. 2000-45; 11-14-2002 by Ord. No. 2002-42; 7-21-2005 by Ord. No. 2005-24; 8-16-2007 by Ord. No. 2007-35; 3-11-2010 by Ord. No. 2010-8]

Zone District	Minimum Area Requirements					Maximum Bulk Requirements		Minimum Yard Requirements			Max. Floor Area Ratio	
	Min. Lot Area (sq. ft.)	Min. Lot Area Per Unit (sq. ft.)	Min. Lot Width (feet)	Min. Lot Depth (feet)	Max. Lot Coverage (percent)	Maximum Bldg. Height (ft.)	Stories	Front Yard (feet)	Side Yard (ft.)			Rear Yard (feet)
Low-Density Residential Zones												
R-1 One-Family	7,500	7,500	75	100	35%	28 ³	2 ½	25 ¹	8	18	25% Lot	0.75 ²
R-1A One-Family	10,000	10,000	100	100	30%	28 ³	2 ½	30 ¹	10	30	Depth, Need	0.75 ²
R-2 One-Family	5,000	5,000	50	100	40%	28 ³	2 ½	20 ¹	6.5 ⁴	14.5	Not Exceed	0.75 ²
R-2A One-Family	6,000	6,000	60	100	40%	28 ³	2 ½	20 ¹	6.5 ⁴	14.5	40 Feet	0.75 ²
R-3												
One-Family	4,000	4,000	40	100	25%	28 ³	2 ½	20 ¹	6.5 ⁴	14.5		0.75 ²
Two-Family	6,000	3,000	60	100	40%	28 ³	2 ½	20 ¹	6.5 ⁴	14.5	25% Lot	0.75 ²
R-3A											Depth, Need	
One-Family	5,000	5,000	50	100	30%	28 ³	2 ½	20 ¹	6.5 ⁴	14.5	Not Exceed	0.75 ²
Two-Family	5,000	2,500	50	100	30%	28 ³	2 ½	20 ¹	6.5 ⁴	14.5	30 Feet	0.75 ²
R-4												
One-Family	5,000	5,000	50	100	30%	28 ³	2 ½	20 ¹	6.5 ⁴	14.5		0.75 ²
Two-Family	6,000	3,000	60	100	30%	28 ³	2 ½	20 ¹	6.5 ⁴	14.5	25% Lot	0.75 ²
Moderate and Moderate-High Density Residential Zones												
R-5												
One-Family	5,000	5,000	50	100	30%	35	2 ½	25 ¹	6	15	25	0.75 ²
Two-Family	6,000	3,000	60	100	30%	35	2 ½	25 ¹	6	15	25	0.75 ²
Townhouse	3,000	3,000	30	100	40%	35	3	25	15	30	25	0.75 ²
Garden Apt.	21,780	1,500	100	100	30%	35	2 ½	30	15	30	40	0.75 ²
R-5A						See § 410-83.						
R-6												
One-Family	5,000	5,000	50	100	30%	35	2 ½	25 ¹	6	15	25	0.75 ²
Two-Family	6,000	3,000	60	100	30%	35	2 ½	25 ¹	6	15	25	0.75 ²
Garden Apt.	21,780	1,500	100	100	30%	35	2 ½	30	15	30	40	0.75 ²
Mid-Rise Apt.	43,560	870	150	100	30%	70	6		See § 410-28F			0.75 ²
R-6A Apartment						See § 410-37.1.						
R-7												
One-Family	5,000	5,000	50	100	30%	35	2 ½	25 ¹	6	15	25	0.75 ²
Two-Family	6,000	3,000	60	100	30%	35	2 ½	25 ¹	6	15	25	0.75 ²
Mid-Rise Apt.	43,560	726	150	150	30%	90	8		See § 410-28F			0.75 ²
R-7A						See § 410-84.						
R-7B						See § 410-84.1.						
R-8												
One-Family	5,000	5,000	60	100	30%	35	2 ½	25 ¹	6	15	25	0.75 ²
High-Rise Apt.	31.7 acres	1,090	500	500	20%	310	30	25	50	100	25	0.75 ²

NOTES:

¹ See § 410-28B.

² The FAR limitation shall not be interpreted to restrict or apply to any type of interior renovations within existing structures that do not cause an outward expansion of the physical bulk/framework of the structure.

³ See § 410-27.

⁴ See §§ 410-27.1 and 410-28.

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Zone District	Minimum Area Requirements				Maximum Bulk Requirements			Minimum Yard Requirements			
	Min. Lot Area (sq. ft.)	Min. Lot Per Family (sq. ft.)	Min. Lot Width (feet)	Min. Lot Depth (feet)	Max. Lot Coverage ⁶ (percent)	Maximum Bldg. Height (feet)	Maximum Bldg. Height (Stories)	Front Yard (feet)	Side Yard (One) (feet)	Side Yard (Both) (feet)	Rear Yard (feet)
Planned Development Groups											
R-8A ²											
One-Family	5,000	5,000	50	100	30%	35	2 ½	25 ¹	6	15	25
Low-Rise	21,780	975	100	75	45%	40	3	15 ⁵	10	20	15
	21,780	940	100	75	45%	50	4	15 ⁵	10	20	15
	21,780	905	100	75	45%	60	5	15 ⁵	10	20	15
Mid-Rise	43,560	870	150	150	30%	70	6				
High-Rise	43,560	835	150	150	26%	80	7				
	43,560	800	150	150	26%	90	8				
	43,560	765	150	150	25%	100	9				
	43,560	730	150	150	25%	110	10				
	43,560	695	150	150	24%	120	11				
	43,560	660	150	150	24%	130	12				
	43,560	325	150	150	23%	140	13		1.	See § 410-28F.	
	43,560	590	150	150	23%	150	14				
	65,340	578	200	200	22%	160	15				
	65,340	566	200	200	22%	170	16				
	65,340	554	200	200	21%	180	17				
	65,340	542	200	200	21%	190	18				
	65,340	530	200	200	20%	200	19				
	65,340	518	200	200	20%	210	20				
	65,340	506	200	200	19%	220	21				
	65,340	498	200	200	19%	230	22				
	65,340	490	200	200	18%	240	23				
	65,340	482	200	200	18%	250	24				
Townhouse ³	1,500	1,500	18	75	65%	45	4 ½	18 ⁵	4 ⁴	4 ⁴	15

NOTES:

¹ See § 410-28B.

² The number of dwelling units permitted in this zone is 477 dwelling units.

³ The minimum lot size for the entire townhouse development prior to a subdivision, if any, shall be 217,800 square feet.

⁴ None, if attached; a minimum of 10 feet shall be required between buildings or between a building wall and the edge of the pavement width.

⁵ All front yard setbacks shall be measured from the edge of the pavement in a planned development group. All roadways in the planned development shall be maintained as private roadways.

⁶ For planning development groups, the maximum lot coverage shall not exceed 40% for the entire development, exclusive of street rights-of-way.

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R-9											
One-Family	5,000	5,000	50	100	30%	35	2 ½	25 ¹	6	15	25
Mid-Rise Apt.	43,560	870	150	150	30%	70	6				
High-Rise Apt.	43,560	835	150	150	27%	80	7				
	43,560	800	150	150	26%	90	8				
	43,560	765	150	150	25%	100	9				
	43,560	730	150	150	24%	110	10			See § 410-28F.	
	43,560	695	150	150	23%	120	11				
	43,560	660	150	150	22%	130	12				
	43,560	625	150	150	21%	140	13				
	43,560	590	150	150	20%	150	14				
R-10											
One-Family	5,000	5,000	50	100	30%	30	2 ½	25 ¹	6	15	25
Mid-Rise Apt.	43,560	870	150	150	30%	70	6				
High-Rise Apt.	43,560	870	150	150	27%	80	7				
	43,560	870	150	150	26%	90	8				
	43,560	870	150	150	25%	100	9			See § 410-28F.	
	43,560	870	150	150	24%	110	10				
	43,560	870	150	150	23%	120	11				
	43,560	870	150	150	22%	130	12				
	43,560	870	150	150	21%	140	13				
	43,560	870	150	150	20%	150	14				
	65,340	870	200	200	19%	160	15				
R-10A					See §§ 410-17 through 410-20.						
R-11											
One-Family	5,000	5,000	50	100	30%	35	2 ½	25 ¹	6	15	25
Mid-Rise Apt.	43,560	870	150	150	30%	70	6				
High-Rise Apt.	43,560	835	150	150	26%	80	7				
	43,560	800	150	150	26%	90	8				
	43,560	765	150	150	25%	100	9				
	43,560	730	150	150	25%	110	10				

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High-Density Residential Zones											
R-11	43,560	726	150	150	24%	120	11				
(Cont'd)	43,560	726	150	150	24%	130	12				
	43,560	726	150	150	23%	140	13				
	43,560	726	150	150	23%	150	14				
	65,340	726	200	200	22%	160	15				
	65,340	726	200	200	22%	170	16				
	65,340	726	200	200	21%	180	17				
	65,340	726	200	200	21%	190	18				
	65,340	726	200	200	20%	200	19		See § 410-28F.		
	65,340	726	200	200	20%	210	20				
	65,340	726	200	200	19%	220	21				
	87,120	726	250	200	19%	230	22				
	87,120	726	250	200	18%	240	23				
	87,120	726	250	200	17%	250	24				
	87,120	726	250	200	17%	260	25				
	87,120	726	250	200	17%	270	26				
	87,120	726	250	200	16%	280	27				
	87,120	726	250	200	15%	290	28				
	87,120	726	250	200	15%	300	29				
	87,120	726	250	200	15%	310	30				
R-12											See §§ 410-21 through 410-24.

NOTE:

¹ See § 410-28B.