

**BOROUGH OF PARK RIDGE**

Schedule IV-2

Area, Yard and Bulk Requirements  
Borough of Park Ridge, New Jersey

Zone	Minimum Lot Area (square feet)	Minimum Lot Width (feet)	Minimum Street Frontage (feet)	Minimum Lot Depth (feet)	Minimum Front Yard (feet)	Minimum Side Yard Each (feet)	Maximum Dwelling Width (percent of lot width)	Minimum Rear Yard (feet)	Maximum Building Height (feet)*	Maximum Building Coverage (percent)	Maximum Impervious Coverage (percent)	Maximum Floor Area Ratio	Maximum Gross Floor Area (SF)
R-40	40,000	150	113	175	50	35	60	60	32	12	25	20%	90,200 square feet of floor area <sup>1</sup>
R-20	20,000	110	83	160	40	22	60	50	32	18	40	22%	4,800 square feet of floor area <sup>1</sup>
R-15	15,000	100	75	150	30	18	65	45	32	20	35	25%	4,250 square feet of floor area <sup>1</sup>
R-10	10,000	85	75	120	25	15	65	35	32	20	40	30%	3,333 square feet of floor area <sup>1</sup>
R-HH	175,000	75	56	200	50	25	-	50	20	18	50	-	-
RT	435,600	300	225	400	-	See § 101-20D		-	35	20	50	-	-
R-GAI	87,120	200	225	200	50	25	50	50	35	18 <sup>2</sup>	50	-	-
R-GAII	217,800	200	150	200	25	25	50	30	35	25	70	-	-
AH-1 <sup>3</sup> & AH-2 <sup>3</sup>	87,120	100	-	-	50	25	-	25	35	20	50	-	-
AH-3 Overlay <sup>4</sup>	15,000	75	-	100	10	10	-	10	40	35	60	-	-
ARH-15	15,000	100 along Fifth; 85 along interior access roads	75 along Fifth; 50 along interior access roads	-	30	18	-	35	32	20	35	25%	4,250 square feet of floor area
B-1	10,000	100	75	100	20	15	30	30	35	25	80	-	-
B-2	40,000	150	113	200	20	25	50	40	35	40	75	40	-
RP <sup>4</sup>	10,000	100	-	100	25	20	-	30	35	-	45	20	-
NB <sup>5</sup>	10,000	50	-	-	Minimum = 10 along Park; 10 along Broadway; 10 along Kinderkamack; 20 along other streets Maximum = 20 along Park; 20 along Broadway; none along other streets		-	-	35	40	75	60	-
NB <sup>6</sup>	50,000	200	200	100	Minimum = 10 along Park; 10 along Broadway; 10 along Kinderkamack; 20 along other streets Maximum = 20 along Park; 20 along Broadway; 40 along other streets		30	-	40	85	90	70	-
ORL	435,600	300	225	400	100	60	120	100	40	20	65	-	-

<sup>1</sup> A density bonus shall be provided to developers who incorporate certain architectural details and/or green building strategies into their development as established in § 101-19.

<sup>2</sup> Subject to additional regulations detailed in § 101-20E(3)(e)

<sup>3</sup> Subject to additional regulations detailed in § 101-43.

<sup>4</sup> Area, yard and bulk regulations tailored for conditional uses are set forth in § 101-58.13.

<sup>5</sup> Subject to additional regulations detailed in Article XIII.C.

<sup>6</sup> Subject the site having a minimum lot area of 50,000 square feet in area.

\*See attached ordinance detailing new guidelines

\*\* FLOOR AREA RATIO: The gross floor area of all principal buildings or structures on a lot divided by the total lot area.

The gross floor area of all principal buildings or structures excludes any floor area where the finished floor level is greater than three feet below the average grade measured 6 feet from the structure and any floor area associated with a detached garage. For Driveway details, see attached illustration.