

ZONING

317 Attachment 4

City of Passaic, New Jersey  
**SCHEDULE OF REGULATIONS<sup>6</sup>**  
**Part 1**  
**[Amended 4-29-2014 by Ord. No. 1982-14]**

1	2	3			4			5		6	7	8	9	10	
District	Permitted Uses	Minimum Lot Size			Minimum Yard Dimensions (feet)			Maximum Building Height		Maximum Lot Coverage (percent)	Maximum Density (dwelling units per acre)	Minimum Open Space	Maximum Floor Area Ratio (FAR)	Conditional Uses (See Article VI for Regulations.)	
		Area (square feet)	Width (feet)	Depth (feet)	Front	Side	Rear	(stories)	(feet)						
All	1. The following uses may be established in any district: (a) Accessory uses as in Article X, § 317-48 (b) Home occupations and home professions as defined in Article III (c) Public parks and playgrounds, together with recreational, administrative and service buildings appurtenant thereto (d) Publicly owned and operated parking lots (e) The excavation of natural materials in connection with the construction of a building on the same lot as provided in Article X, § 317-55C (f) Any agricultural use not involving the raising or keeping of livestock (g) Temporary use of house trailers, etc., as provided for in Article X, § 317-54	See Notes 1 and 2 for exceptions			1. Doors opening onto an alley: No door opening onto an alley shall be nearer to the center thereof than a distance of 15 feet.  2. Special setback for Passaic Avenue: Notwithstanding any other provisions of this chapter and regardless of the zoning district in which situated, any structure erected, altered or extended shall not be less than 25 feet from the right-of-way of Passaic Avenue, in the area beginning at Grove Street and continuing to the Passaic - Clifton boundary			--	--	--	--	--	--	1. Houses of worship and related accessory uses 2. Railway passenger stations 3. Public utility installations 4. Public, private and parochial schools 5. Public and quasi-public buildings 6. Freestanding radio and television towers and roof towers more than 15 feet high and microwave dish antennas 4 feet or larger in diameter 7. Accessory Dwelling Units	
R-1	1. 1-family dwelling, but not to exceed 1 structure on any 1 lot	5,000	50	100	Median of front yards within 100 feet on same side but not less than 20 feet	6 feet each; 18 feet total (corner lot: 15 feet on street side; 21 feet for both)	25	-- <sup>7</sup>	35	30	--	--	--	--	
R-2	1. 1-family dwellings: same as in the R-1 District 2. 2-family dwellings, but not to exceed 1 structure on any 1 lot	Same as in the R-1 District										--	--	--	1. Storefront conversions

NOTES:

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<sup>1</sup> Small lot exception: For the construction of a single-family dwelling, the required lot width and lot area regulations shall not apply to any lot having less than the required width or lot area at the time of the adoption of this chapter, or of any amendments thereof increasing the width or area required for such lot and held at the time in separate ownership from that of adjoining land, except that no lot in an R District with less than 30 feet width shall be used for the construction of a dwelling.

<sup>2</sup> Large lot exception: In any block in which 75% or more lots have widths or areas greater than required, the required width or area as the case may be shall not be less than the median lot width and the median lot area, respectively, of such lots.

<sup>3</sup> Density for mixed-use buildings: The maximum permitted density for mixed use buildings shall be derived from the application of the following formula:

$$\left( \frac{\text{Ratio of residential floor area}}{\text{to total floor area}} \right) \text{ times maximum permitted density}$$

<sup>4</sup> In Column 10, C, M-1 and M-2 Districts, reference to “any use” shall mean any permitted use.

<sup>5</sup> Where multifamily, commercial, office or industrial uses are located on a lot fronting on more than one street, the required front yard setback shall be maintained on all street frontages.

<sup>6</sup> [Amended 4-18-1985 by Ord. No. 842-85; 12-17-1987 by Ord. No. 990-87]

<sup>7</sup> [Amended 4-6-1995 by Ord. No. 1321-95]

ZONING

City of Passaic, New Jersey  
 SCHEDULE OF REGULATIONS  
 Part 2

[Amended 4-18-1985 by Ord. No. 842-85; 12-17-1987 by Ord. No. 990-87; 7-7-1988 by Ord. No. 1026-88; 10-21-2003 by Ord. No. 1594-03; 10-9-2007 by Ord. No. 1743-07]

1	2	3			4			5		6	7	8	9	10
District	Permitted Uses	Minimum Lot Size			Minimum Yard Dimensions (feet)			Maximum Building Height		Maximum Lot Coverage (percent)	Maximum Density (dwelling units per acre)	Minimum Open Space	Maximum Floor Area Ratio (FAR)	Conditional Uses (See Article VI for Regulations)
		Area (square feet)	Width (feet)	Dept (feet)	Front	Side	Rear	(stories)	(feet)					
R-1A	1. 1-family dwelling: same as in the R-1 District 2. Garden apartment dwelling groups	1 acre	150	100	Median of front yards on same side but not less than 20 feet	2-story building, 15 feet each; 3-story building, 20 feet each	25	3	35	25	30	25% of lot area	—	1. Garden apartment or townhouse dwelling group of 50 or more dwelling units 2. Multifamily apartments of 4 stories or more 3. Hospitals 4. Storefront conversions
	3. Townhouse dwelling groups													
R-3	1. 1-family dwellings	3,000	30	100	20	3 feet each, a total of 8 feet	25	3	35	40	—	—	—	1. Nursery schools 2. Nursing homes 3. Any multifamily use of 50 or more dwelling units 4. Multifamily apartments of 4 stories or more 5. Hospitals 6. Storefront conversions
	2. 2-family dwellings	10,000	75	100	Median of front yards within 100 feet on same side but not less than 20 feet	2-story building, 10 feet each; 3 story building, 15 feet each	25	3	40	30	30	25% of lot area	—	
	3. Multifamily dwellings													
	4. Garden apartment dwelling groups													
	5. Townhouse dwelling groups	1 acre	150	100	25	3	35	25	24	—				
6. Townhouses	10,000	100	100	15	35	—	—							
PD-1	See Article IX for planned development district regulations.													
PD-2														
PD-3														

NOTES:

- <sup>1</sup> Small lot exception: For the construction of a single-family dwelling, the required lot width and lot area regulations shall not apply to any lot having less than the required width or lot area at the time of the adoption of this chapter, or of any amendments thereof increasing the width or area required for such lot and held at the time in separate ownership from that of adjoining land, except that no lot in an R District with less than 30 feet width shall be used for the construction of a dwelling.
- <sup>2</sup> Large lot exception: In any block in which 75% or more lots have widths or areas greater than required, the required width or area as the case may be shall not be less than the median lot width and the median lot area, respectively, of such lots.
- <sup>3</sup> Density for mixed-use buildings: The maximum permitted density for mixed use buildings shall be derived from the application of the following formula:

$$\left( \frac{\text{Ratio of residential floor area}}{\text{to total floor area}} \right) \text{ times maximum permitted density}$$

- <sup>4</sup> In Column 10, C, M-1 and M-2 Districts, reference to “any use” shall mean any permitted use.
- <sup>5</sup> Where multifamily, commercial, office or industrial uses are located on a lot fronting on more than one street, the required front yard setback shall be maintained on all street frontages.

ZONING

317 Attachment 6

City of Passaic, New Jersey  
SCHEDULE OF REGULATIONS<sup>6</sup>  
Part 3

[Amended 4-18-1985 by Ord. No. 842-85; 12-17-1987 by Ord. No. 990-87; 10-21-2003 by Ord. No. 1594-03; 10-26-2010 by Ord. No. 1843-10]

1	2	3			4			5		6	7	8	9	10	
District	Permitted Uses	Minimum Lot Size			Minimum Yard Dimensions (feet)			Maximum Building Height		Maximum Lot Coverage (percent)	Maximum Density (dwelling units per acre)	Minimum Open Space	Maximum Floor Area Ratio (FAR)	Conditional Uses (See Article VI for Regulations)	
		Area (square feet)	Width (feet)	Dept (feet)	Front	Side	Rear	(stories)	(feet)						
O-R	1. All R-3 uses	Same as in the R-3 District													
	2. Mixed office-residential structures	20,000	100	100	Median of front yards within 100 feet on same side but not less than 20 feet	15	25	3	40	30% for principal building; 30% for accessory building	See Note 3	150 square feet per dwelling unit but not less than 1,500 square feet	—	—	1. Multifamily apartments of 4 stories or more 2. Clubs 3. Any permitted use of more than 50,000 square feet of floor area 4. Any permitted use having parking for more than 100 cars 5. Multifamily use of 50 or more units 6. Any permitted use having drive in facilities as part of the service
	3. Business, professional and governmental offices	5,000	50			1/3 of building height but not less than 10 feet	50%								
	4. Banks														
O-RIA	1. All R-1A uses	Same as in the R-1A District													
	2. Mixed office-residential structures	20,000	100	100	20	15	25	3	40	30%	—	—	—	—	—
	3. Business, professional and governmental offices	5,000	50	100	20	15	25	3	40	30%	—	—	—	—	—
C-R	1. All R-3 uses	Same as in the R-3 District													
	2. Retail and service establishments	5,000	50	100	Median of front yards within 100 feet on same side	None required; 10 feet if provided. Where abuts an R District; 10 feet	1/3 of building height but not less than 10 feet	—	—	—	—	—	—	3.0	1. Conditional uses permitted in the C District 2. Tennis courts, racquetball courts, etc., in mixed use buildings for use by the general public 3. Multifamily apartments of 4 stories or more 4. Multifamily use of 50 or more dwelling units 5. Business schools
	3. Banks					1/3 of building height but not less than 15 feet									
	4. Business, professional and governmental offices	20,000	100	None required; 10 feet if provided. Where abuts an R District; 10 feet	10		2 stories, unless combined with another use	50%	—	—	—				
	5. Eating and drinking establishments					10,000						50	10	3	
6. Parking garages															
7. Studios, galleries and museums															
8. Mixed commercial-residential structures															
9. Places of public assembly															
10. Parking lots															
C-R HD	1. All R-3 uses	Same as in the R-3 District			Same as in the R-3 District			Same as in the R-3 District		60	Same as in the R-3 District			1. Conditional uses permitted in the C District 2. Tennis courts, racquetball courts, etc., in mixed-use buildings for use by the general public 3. Multifamily apartments of 4 stories or more  District 4. Multifamily use of 50 or more dwelling units 5. Business schools	
	2. All C uses	Same as in the C District			Same as in the C District			Same as in the C District		Same as in the C District					
	3. Mixed commercial-residential structures	10,000	75	100	Median of yards within 100 feet on same side	—	1/3 of building height but not less than 10 feet	—	—	50% for principal building; 30% for accessory	60	—	3.0		

ZONING

NOTES:

- <sup>1</sup> Small lot exception: For the construction of a single-family dwelling, the required lot width and lot area regulations shall not apply to any lot having less than the required width or lot area at the time of the adoption of this chapter, or of any amendments thereof increasing the width or area required for such lot and held at the time in separate ownership from that of adjoining land, except that no lot in an R District with less than 30 feet width shall be used for the construction of a dwelling.
- <sup>2</sup> Large lot exception: In any block in which 75% or more lots have widths or areas greater than required, the required width or area as the case may be shall not be less than the median lot width and the median lot area, respectively, of such lots.
- <sup>3</sup> Density for mixed-use buildings: The maximum permitted density for mixed use buildings shall be derived from the application of the following formula:  

$$\left( \frac{\text{Ratio of residential floor area}}{\text{to total floor area}} \right) \text{ times maximum permitted density}$$

- <sup>4</sup> In Column 10, C, M-1 and M-2 Districts, reference to “any use” shall mean any permitted use.
- <sup>5</sup> Where multifamily, commercial, office or industrial uses are located on a lot fronting on more than one street, the required front yard setback shall be maintained on all street frontages.
- <sup>6</sup> Density for mixed-use buildings in the C-R HD Zoning District shall be derived from the application of the following formula: [Total Lot Area/43,560 square feet] times the maximum permitted density.

ZONING

317 Attachment 7

City of Passaic, New Jersey  
SCHEDULE OF REGULATIONS<sup>6</sup>  
Part 4

1	2	3			4			5		6	7	8	9	10
District	Permitted Uses	Minimum Lot Size			Minimum Yard Dimensions (feet)			Maximum Building Height		Maximum Lot Coverage (percent)	Maximum Density (dwelling units per acre)	Minimum Open Space	Maximum Floor Area Ratio (FAR)	Conditional Uses (See Article VI for Regulations)
		Area (square feet)	Width (feet)	Dept (feet)	Front	Side	Rear	(stories)	(feet)					
C	1. Retail and service establishments 2. Banks 3. Business, professional and governmental offices 4. Eating and drinking establishments 5. Undertaking establishments 6. Theaters 7. Printing and publishing establishments 8. Places of public assembly 9. Parking lots and parking garages 10. Studios, galleries and museums	—	—	—	None required; 10 feet if provided. Where abuts an R District, 10 feet	Where abuts and R District, 10 feet	—	—	—	—	—	—	6.0	1. Hotels and motor inns 2. Off-site parking areas 3. Clubs 4. Any use of more than 50,000 square feet of floor area 5. Any use having drive-in facilities 6. Any use having parking for more than 100 cars 7. Advertising signs 8. rooftop business signs 9. Bowling alleys 10. Veterinary establishments 11. Tennis courts, racquetball courts, etc., in buildings used only for such purpose 12. Business schools
M-1	1. Offices and research laboratories 2. Light manufacturing, light processing, assembly or wholesale uses 3. Storage warehouses and storage yards, but not including junkyards 4. Factory retail outlets. 5. Any use permitted in the C District <sup>2</sup> All uses must comply with the performance standards of this chapter, Article X, § 317-52.	5,000	50	100	10 feet, except 15 feet where opposite an R District	10	5	6	75	—	—	—	3.0	1. Off-site parking areas <sup>3</sup> 2. Gas stations, auto or truck rental, car washes, repair garages 3. Tennis courts, racquetball courts, etc., in buildings used only for such purpose 4. Limousine and charter bus depots 5. Automobile sales
M-2	1. Any use permitted in the M-1 District 2. Any process of manufacture assembly, alteration, conversion or treatment, but not including junkyards. All uses must comply with the performance standards of this chapter, Article X, § 317-52.	5,000	50	100	10 feet, except 15 feet where opposite and R District	10	5	6	75	—	—	—	3.0	

PASSAIC CODE

SITE PLAN APPROVAL

Site plan approval is required for all development meeting the requirements of Article VIII, § 317-28.

NOTES:

- <sup>A</sup> Small lot exception: For the construction of a single-family dwelling, the required lot width and lot area regulations shall not apply to any lot having less than the required width or lot area at the time of the adoption of this chapter, or of any amendments thereof increasing the width or area required for such lot and held at the time in separate ownership from that of adjoining land, except that no lot in an R District with less than 30 feet width shall be used for the construction of a dwelling.
- <sup>B</sup> Large lot exception: In any block in which 75% or more lots have widths or areas greater than required, the required width or area as the case may be shall not be less than the median lot width and the median lot area, respectively, of such lots.
- <sup>C</sup> Density for mixed-use buildings: The maximum permitted density for mixed use buildings shall be derived from the application of the following formula:

$$\left( \frac{\text{Ratio of residential floor area}}{\text{to total floor area}} \right) \text{ times maximum permitted density}$$

- <sup>D</sup> In Column 10, C, M-1 and M-2 Districts, reference to "any use" shall mean any permitted use.
- <sup>E</sup> Where multifamily, commercial, office or industrial uses are located on a lot fronting on more than one street, the required front yard setback shall be maintained on all street frontages.
- <sup>1</sup> [Amended 4-18-1985 by Ord. No. 842-85; 12-17-1987 by Ord. No. 990-87]
- <sup>2</sup> [Added 6-15-1995 by Ord. No. 1335-95]<sup>3</sup> Editor's Note: Ordinance No. 1594-03, adopted 10-21-2003, provided for the repeal of former Subsections 1, Multifamily apartments of four stories or more, 3, Any use of more than 50,000 square feet of floor area, 4, Any use having drive-in facilities, 5, Any use having parking for more than 100 cars, 8, Truck terminals and transfer stations, 9, Bowling alleys, 11, Rooftop business signs, and 12, Kennels. Consequently, the remaining subsection