380 Attachment 2

Woodcliff Lake

Limiting Schedule[1]

District	R-30	R-22.5	R-15	B-1	B-2	B-3	EAO	S-O
Minimum lot size (square feet)	30,000	22,500	15,000	10,000	10,000	65,000	20 acres	25,000
Minimum yards (feet)								
Front	50	35	35	—	—	—	100	35
Side (one)	20	20	20	12[3]	20	20	100	10
Side (both)	60	60	40	—	—	40	200	40
Rear (feet)	50	40	30	25	40	40	100	50
Minimum lot								
Frontage	150	150	100	100	150	135	600	100
Depth (feet)	150	125	100	—	—	—	—	—
Minimum building setback[2] (feet)	—	—	—	70[2]	70[2]	150[2]	100[2]	70[2]
Maximum lot coverage[7]	15%	15%	15%	40%	30%	30%	20%	30%
Maximum total surface coverage[8]	30%	30%	40%	50%	60%	60%	50%	60%
Height	2½ stories or 30 feet	2½ stories or 30 feet	2½ stories or 30 feet	2½ stories or 36 feet	2½ stories or 36 feet	2½ stories or 36 feet[4]	36 feet[5]	2½ stories[6] or 36 feet

NOTES:

1 For R-8.15, R-1511, EAO II, AH-1 or AH-2 Districts, see applicable provisions in text.

2 Setback line in the EAO Business and Special Office Districts shall be measured from the center line of the street.

3 Side yards shall not be required except to provide access to the rear yard at least 12 feet wide, either as a side yard or an easement from an adjoining lot having access to the street.

4 See special provisions in § 380-46C.

5 See special provisions in § 380-60D.

6 See special provisions in § 380-53D.

7 Lot coverage is the percentage of a lot which is covered by all building areas and is equal to building coverage.

8 Total surface coverage is the percentage coverage of a lot by buildings and paved areas.