

# BOROUGH OF WOOD-RIDGE SCHEDULE OF AREA, BULK AND YARD REQUIREMENTS

**Minimum Area Requirements**

**Minimum Yard Requirements**

**Maximum Bulk Requirements**

| ZONE       | Lot Area<br>Square<br>(feet) | Lot<br>Width<br>(feet) | Lot<br>Dept<br>(feet) | Front<br>Yard<br>(feet) | Side Yard     |                | Rear<br>Yard<br>(feet) | Building<br>Coverage<br>(percent) | Building<br>Height<br>(feet) | Buffer<br>Strip<br>Requirements<br>(feet)      |
|------------|------------------------------|------------------------|-----------------------|-------------------------|---------------|----------------|------------------------|-----------------------------------|------------------------------|--|
|            |                              |                        |                       |                         | One<br>(feet) | Both<br>(feet) |                        |                                   |                              |  |
| R-1*<br>** | 5,000                        | 50                     | 100                   | 25                      | 6             | 12             | 30                     | 30%                               | 30                           | -  |
| R-2**      | 5,000                        | 50                     | 100                   | 25                      | 6             | 12             | 30                     | 30%                               | 30                           | -  |
| R-3**      | 10,000                       | 100                    | 100                   | 25                      | 10            | 20             | 30                     | 30%                               | 30                           | -  |
| RB**       | 5,000                        | 50                     | 100                   | 10                      | 10            | 20             | 15                     | 50                                | 30                           | 10 from adjacent<br>Residential zone           |
| GB**       | 40,000                       | 200                    | 200                   | 25                      | 25            | 50             | 50                     | 30                                | 30                           | 25 from adjacent<br>residential zone or<br>use |
| LIP**      | 40,000                       | 200                    | 200                   | 50                      | 25            | 50             | 50                     | 40                                | 30                           | 25 from adjacent<br>residential zone<br>or use |
| ORL**      | 80,000                       | 200                    | 200                   | 50                      | 25            | 50             | 50                     | 40                                | 30                           | 25 from adjacent<br>residential zone or<br>use |
| OSP**      | -                            | -                      | -                     | -                       | -             | -              | -                      | -                                 | 20                           | 5 from adjacent<br>residential zone or<br>use  |
| NSC**      | 40,000                       | 200                    | 200                   | 25                      | 25            | 50             | 25                     | 30                                | 30                           | 25 from adjacent<br>residential zone or<br>use |

\*\*All accessory structures shall be 3ft from property lines and existing structures

- R-1                 Single Family
- R-2                 Two Family
- R-3                 Mutli Family
- RB                 Retail Business
- GB                 General Business
- LIP                 Light Industrial Park
- ORL                 Office Research Laboratory
- OSP                 Off Street Parking
- NSB                 Neighborhood Shopping Center