

Township of River Vale Bulk Requirements Schedule

(See River Vale Land Use Ordinances 142-225, 142-248, 142-263, 142-264, 142-265, 142-267)

ZONING REQUIREMENTS	A Zone	A-1 Zone	B Zone	Comments
Use of Buildings	see 142-223	see 142-224	see 142-226	

MAIN RESIDENCE				
Max # of Families Per Lot	1	1	1	
Min. Lot Area	18,000 S.F.	40,000 S.F.	10,000 S.F.	
Min. Lot Width	120'	150'	75'	see note (1)
Min. Lot Frontage	120'	150'	75'	see note (2)
Front Yard Setback	45'	45'	25'	see notes (3) and (4)
Side Yard Setback	40' total min. 15' per side	50' total min. 20' per side	20' total min. 10' per side	see note (4)
Rear Yard Setback	30'	50'	30'	see note (4)
Off Street Parking	2 spaces	2 spaces	2 spaces	
Max. BLD. Height	32'	35'	30'	see note (5)
Max. Stories	2 1/2	2 1/2	2 1/2	
Max. BLD. Coverage	25%	25%	25%	see note (4)
Max. Impervious Surface	40%	40%	40%	see note (4)
Minimum Floor Area	N/A	N/A	1 sty = 1,000 SF 1.5 sty = 1,050 SF	700 SF first floor, 350 SF second floor
			2 sty = 1,200 SF	600 SF first floor, 600 SF second floor

ACCESSORY BLDGS.	A Zone	A-1 Zone	B Zone	Not Permitted in Front Yard
Max. # Total BLDGS.	3	3	3	
Max. # bldgs from 150 SF to 600 SF	1	1	1	
Rear/Side Yard Setbacks	10'	10'	10'	
Max # bldgs. 150 SF or less	2	2	2	
Rear/Side Yard Setbacks	5'	5'	5'	
Max Height of any Accessory Bldg.	14'	14'	14'	
Min. Distance From Other Structures	10'	10'	10'	

DECKS	A Zone	A-1 Zone	B Zone	
Rear Setback if deck height < 4 ft.	20'	20'	20'	Must Meet Front & Side Yard Setbacks
Rear Setback if deck height > 4 ft.	30'	30'	30'	Must Meet Front & Side Yard Setbacks

FENCES	A Zone	A-1 Zone	B Zone	
Max. Height Front Yard	3'	3'	3'	Fences in Front Yards Must Be 50% Open
Max. Height Side & Rear Yards	6'	6'	6'	

TENNIS COURTS	A Zone	A-1 Zone	B Zone	Permitted Only in Rear Yard
Min. Rear Yard Setback	10'	10'	10'	
Min. Side Yard Setback	10'	10'	10'	
Max. Fence Height	10'	10'	10'	

SWIMMING POOLS	A Zone	A-1 Zone	B Zone	Permitted Only in Rear Yard
Minimum Fence Height	4'	4'	4'	
Gates	Required	Required	Required	Must Meet Building Code
Min. Side and Rear Yard Setback	10'	10'	10'	

- (1) The distance between the side lot lines, measured at right angles to the axis of the lot across the rear of the required front yard.
- (2) Lots with frontage completely within the bulb end of a cul-de-sac street may reduce the required lot frontage to 75 feet.
- (3) Dwellings on corner lots have 2 front yards and must meet front yard setback requirements from both intersecting streets
- (4) Any eave or overhang in excess of four inches shall be considered as part of the building for computation of side yards and coverage.
- (5) Building height is taken from avg elevation of existing grade at 10 ft. intervals around proposed building footprint