

ZONING
 XXI Attachment 1
BUILDING ZONE ORDINANCE FOR BOROUGH OF CARLSTADT
SCHEDULE LIMITING HEIGHT AND BULK OF BUILDINGS
[Amended March 25, 2026 by Ordinance No. 25-17]

* Semidetached or twin dwellings housing one family on each side of a party wall are to be taken as two buildings for determining the requirements of this schedule in a residential zone.

** Corner properties require a 40-foot setback to the center line of any street or street upon which its lot may abut or front.

*** Two-family use required conditional use approval by the Carlstadt Planning Board (Ordinance No. 02-23).****Pursuant to Subsections 21-18.1, 21-18.2, and 21-18.3, pre-existing nonconforming uses or buildings lawfully existing as of December 17, 1979, and any 2-family use lawfully existing as of December 1, 2025, may be continued, restored if destroyed (in mixed commercial, light industrial, heavy industrial, research distribution, waterfront recreational, and residential zones for 2-family uses), or repaired if damaged, provided repair costs do not exceed 50% of appraised value and the building is not enlarged unless converted to a conforming use (Ordinance No. 26-3).

Zones	Maximum Height		Minimum Size of Plot		Families Per Building	Front Yards Minimum Depth	Maximum Building Coverage	Floor Area Ratio	Mandatory Open Spaces	Side Yards	Rear Yard
	Stories	Feet	Area	Width							
Residential*	With Cellar 1-family: 2.5	With Cellar 1-family: 32	3,750 square feet	37 1/2 feet 1	1	Average setback line observed by buildings on same side of street between two intersecting streets on December 17, 1979**	1-family: 40%	Maximum: 0.65	Front yard Two side yards Rear yard	1-family 2-total of 12 feet 5 foot minimum	Minimum Depth of 30 feet
	Without Cellar 1-family: 2.5	Without Cellar 1-family: 27	5,000 square feet	50 feet	1		2-family: 30%	Maximum: 0.65	See Ord. 99-22	2-family: 2-total of 21 feet 7 foot minimum	
	On Slab Only Two-family: 2.5	On Slab Only 2-family: 27	7,500 square feet	75 feet	2***						
Commercial					None						
Mixed Commercial	3	35	5,000 square feet	50 feet	Maximum of 4 families	None required	90% in case of interior lot beginning at second story sill level or 20 feet above curb level	Maximum: 0.65	Rear yard in case of interior lot	None required, but if provided must be three feet, and not less than one inch for foot of building height	Minimum depth 10% of lot depth, but need not exceed 10 feet on interior lot. None required on corner lot
Light Industrial											
Heavy Industrial	6	75	4 acres, with a minimum lot width of 200 feet			30 feet	50%	N/A	Front yard Side yard Rear yards	Two side yards are required, each a minimum width of 20 feet at the building line	30 feet
Research Distribution Park	6	75	4 acres, with a minimum lot width of 200 feet			75 feet	40%	N/A	20% of area	Total of 1,200 feet, not less than 30 feet on any one side	100 feet
Waterfront Recreational	1.5	21	1 acre			25 feet	25%	N/A	40% of area	Minimum side yard and each side 25 feet	25 feet