

SCHEDULE X-2  
District Regulations  
Borough of Edgewater, New Jersey

Zone	Min. Lot Area (sq ft)	Min. Lot Width (feet)	Min. Lot Depth (ft)	Min. Front Yard (ft)	Min. Side Yard (ft)	Min. Rear Yard (ft)	Max. Building Coverage (percent)	Max. Impervious Coverage (percent)	Max. Bldg. Height (st/ft)	Density/ Floor Area Ratio
R-1 (Note 1)	7,500	75	100	20	10	20	35	60	2½/35	NA
R- 2	5,000	50	100	20	8	20	45	60	2½/35	NA
R-3 1 & 2 family Apts/Tnhse	5,000 40,000	50 150	100 150	20 25	8 20	20 25	45 40	60 75	2½/35 3/35	NA 12
R-4 Apts/Tnhse Mid-Rise	40,000 80,000	150 200	150 200	25 50	20 25	25 40	40 35	75 75	3/35 6/70	12 30
R-5 Mid-Rise High-Rise	80,000 80,000	200 200	200 200	50 50	25 25	40 40	35 35	75 75	6/70 16/170	12 30
R-40	40,000	150	175	50	25	40	30	50	2 ½/ 35	NA
SRH	10,000	75	100	20	10	25	30	70	3/35	---
MCRD	See Section 249-99A									
CBD	40,000	150	150	20	25	50	25	75	2/30	12
B-1	5,000	50	100	10	0(note 2)	25	---	---	2/30	---
B-2	See Section 249-99H									
B-2A	See Section 249-99I									
B-3	80,000	200	200	50	25	40	30	70	25 feet	0.30
B-4	12,000	75	125	10	10	40	25	75	2/30	0.30
OR-1	40,000	150	150	40	25	35	40	80	3/40	0.40

NOTES:

Note 1: See Section 249-99F

Note 2: No side yard is required except:

- a) If such side yard abuts a residential district, such side yard shall adhere to the landscape area requirements (Section 249-103) of this Ordinance.
- b) If such side yard is used as access to off-street parking, such driveway shall not be less than twelve (12) feet in width.