

Township of Rivervale

Residential Zoning

Regulations - As of December 1, 2003

Zoning Requirements	A Zone	A-1 Zone	B Zone	Comments
MAIN RESIDENCE				
Max # of Families Per Lot	1	1	1	
Min. Lot Area	18,000 sq. ft.	40,000 sq. ft.	10,000 sq. ft.	
Min Lot Frontage	120'	150'	75'	
Front Yard Setback	45'	45'	25'	
Side Yard Setback	40' total min. 15' side	50' total min. 20' side	20' total min. 10' side	
Rear yard Setback	30'	50'	30'	
Off Street Parking	2 spaces	2 spaces	2 spaces	
Max. BLDG. Height	32'	35'	30'	
Max. Stories	2.5	2.5	2.5	
Max. BLDG. Coverage	25.00%	25.00%	25.00%	
Max. Impervious Surface	40.00%	40.00%	40.00%	
Minimum Floor Area	N/A	N/A	1 sty=1K sq.' 1 sty=1,050 sq.' 2 sty=1,200 sq.'	
Maximum Impervious Coverage	0.4	0.4	0.4	
ACCESSORY BLDGS.				
Max. # BLDGS.	3	Same	Same	Not Permitted in the front yard
Max. # Over 150 Sq.' TO 600 Sq.'	1	"	"	
Rear/side yard setbacks	10'	"	"	
Max. # 150 Sq.' or less	2	"	"	
Rear/side yard setbacks	5'	"	"	
Max. Height Acc. BLDG.	14'	"	"	
Feet From Exist. Structure				
DECKS				
Height	4'	Same	Same	Permitted only in the rear yard
Rear Setback	20'	"	"	
Height	4'	"	"	Same
Rear Setback	30'	"	"	
FENCES				
Max. Height Front Yard	3'	Same	Same	50% open
Max Height Side & Rear Yds.	6'	"	"	
CORNER LOTS				
Setbacks	See page 17743 in ord. Book			2 Front yards
TENNIS COURTS				
Min. Rear Yd. Setback	10'	Same	Same	Permitted only in the rear yard
Min. Side Yd. Setback	10'	"	"	
Max Fence Height	10'	"	"	
SWIMMING POOLS IN-GROUND				
Minimum Fence Height	4'	Same	Same	Must meet BOCA code
Gates	Required	"	"	Same
Minimum Side Setback	10'	"		Permitted only in the rear yard