

*Borough of Park Ridge, NJ
Tuesday, August 20, 2019*

Chapter 101. Zoning

Article VII. Off-Street Parking, Loading and Driveways

§ 101-23. Off-street parking, loading, driveways required.

[Amended 4-12-2011 by Ord. No. 2011-009]

- A. In all districts, there shall be provided, at the time any building, structure or use is erected, enlarged or increased in capacity, off-street parking, driveways and loading spaces for automobiles and other vehicles in accordance with the requirements set forth in Chapter 87, Subdivision and Site Plan Review. Such facilities shall be completed prior to the issuance of a certificate of occupancy. For detached one-family dwellings for which site plan approval is not required, there shall be provided a minimum of two off-street parking spaces, one of which shall be enclosed.
- B. All garages shall have a paved driveway connecting it to the public right-of-way.
- C. No part of any driveway shall be located nearer than 10 feet to any other driveway on an adjoining parcel, nor shall more than one driveway be located closer than 40 feet to another driveway on the same site measured from the closest edge of any two driveways.
- D. No driveway shall be located nearer than five feet to any property line measured from the closest edge of the driveway to the property line.
- E. Driveways in residential zoning districts shall be subject to the provisions of Subsections **A**, **B** and **D** hereinabove. In addition, driveways in residential districts shall be designed in accordance with Figure 1⁽¹⁾ and comply with the following requirements:
- (1) Curb cuts.
 - (a) No driveway shall have a curb cut greater than 20 feet in width. Dwellings with a garage 12 feet or less in width are considered a one-car garage and shall have a curb cut no greater than 16 feet in width.
 - (b) There shall not be more than one curb cut on any property, except that properties which comply with the following criteria shall be allowed to have multiple curb cuts: if the property has 100 feet or more of street frontage, can comply with all the requirements of this section and is located on one of the following streets:
 - [1] Park Avenue.
 - [2] Kinderkamack Road.

- [3] Pascack Road.
- [4] Fremont Avenue.
- [5] Ridge Avenue.
- [6] Grand Avenue.
- [7] Spring Valley Road.

(2) Pavement width.

- (a) For a side-loaded garage, the width shall not extend beyond the width of the garage. For a front-loaded garage, the width of the driveway shall not extend beyond the width of the garage, except that the width of the driveway may be extended up to a maximum of two feet beyond the side of the garage which is closest to the interior of the dwelling.
- (b) In addition to the width extension permitted in Subsection E(2)(a) above, additional driveway width beyond the width of the garage is permitted in accordance with the following table and Figure 1. For front-loaded garages, said width extension shall not be permitted on the side of the driveway that is closest to the dwelling. For side-loaded garages, the maximum additional driveway width shall not extend beyond the width of the garage and shall be parallel to the garage door(s) in accordance with Figure 1.^[2]

| Garage Width (feet) | Maximum Additional Driveway Width Permitted (feet) |
|------------------------|--|
| ≤ 12 | 10 |
| > 12 and ≤ 24 | 8 |
| > 24 | 2 |

[2] *Editor's Note: The figure pertaining to driveways is included at the end of this chapter.*

(3) Side-loaded garages.

- (a) For dwellings having side-loading garages, no portion of the driveway which is located in the front yard shall be wider than permitted in the following table:

| Garage Width (feet) | Driveway Width (feet) |
|------------------------|--------------------------|
| ≤ 12 | 16 |
| ≥ 13 | 20 |

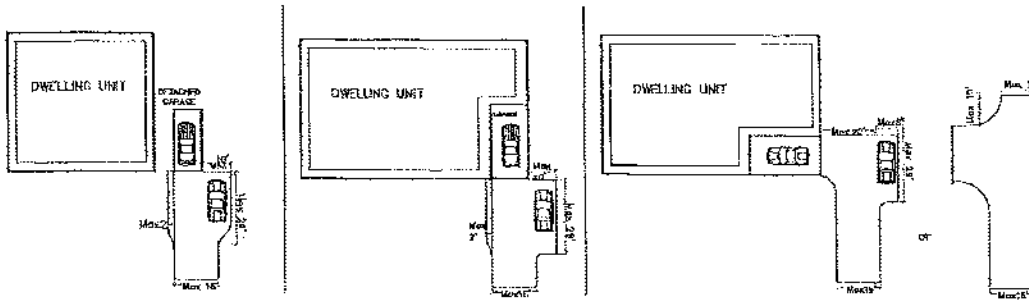
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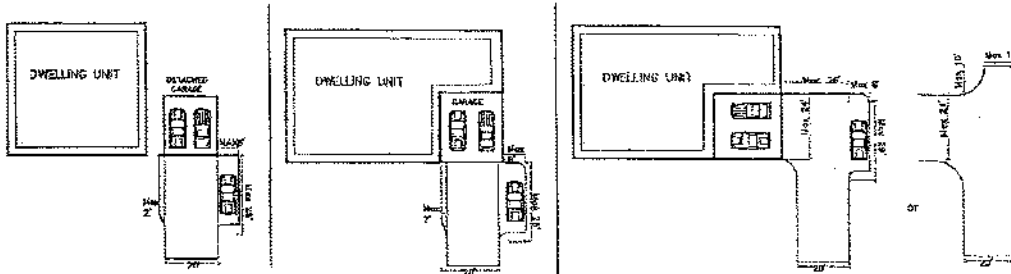
101 Attachment 5

Borough of Park Ridge

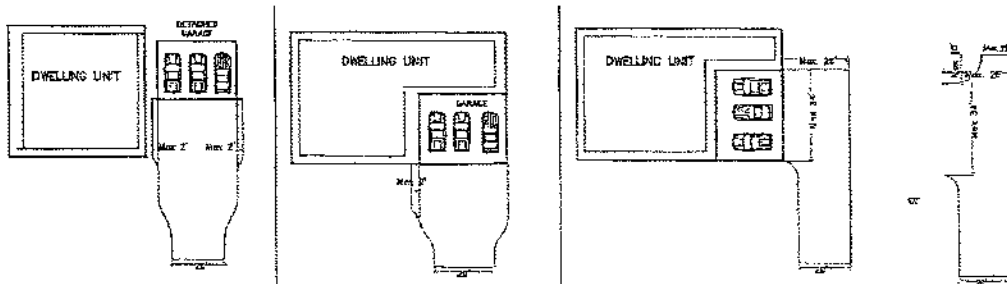
Driveway Regulations
[Amended 5-27-2014 by Ord. No. 2014-010]



One-car or garage regulations: maximum garage width of 12 feet



Two-car or garage regulations: maximum garage width up to 24 feet



Two-car garage regulations: maximum garage width up to 34 feet