

ZONING AND LAND DEVELOPMENT

430 Attachment 1

City of Perth Amboy

PERTH AMBOY ZONING AND LAND DEVELOPMENT – BULK SCHEDULE															
REGULATION	R-60	R-50	R-25	R-M(G)	R-M(T)	R-M(M)	R-M(H)	TERRACE HOMES	H	C-1	C-2	C-3	M-1	M-2	M-3
Minimum Lot Area (square feet)	6,000	5,000	2,500	85,000	2,500	40,000	40,000	2,500	45,000	2,500	5,000	175,000	45,000	440,000	440,000
Minimum lot width (feet)	60	50	25	250	25	175	175	25	200	25	50	250	200	400	400
Minimum lot depth (feet)	100	100	100	250	100	200	200	100	200	100	100	250	200	500	500
Minimum front yard (feet)	25	20	20	50	25	25	50	10	10	3.5	3.5	75	50	75	150
Minimum 1 side yard (feet)	5	5	3	50		25	50	3	25	3		50	40	100	100
Minimum 2 side yard (feet)	15	10	6	100		50	100		50	6		100	80	200	200
Minimum rear yard (feet)	30	30	30	50	30	30	50		10	25	10	50	50	50	50
Maximum height (feet)	28	28	28	35	35				85	35	85	35	40	60	60
Multifamily dwellings						40		40							
Tower apartments							120								
Maximum height (stories)	2.0	2.0	2.0	2.5	2.5				7	2.5	7	2	2.5	4	4
Multifamily dwellings						4		4							
Tower apartments							10								
Maximum lot coverage by building (percent)	25	30	40	20	40	40	20	40	67	50	80	40			
Maximum impervious coverage (percent)	40	40	50	50	55	70	50	50	95	85	95	90	55	75	75
Minimum gross floor area per dwelling unit (square feet)	1,250	1,000	850		850					700					
Efficiency				500		500	500	500							
1-bedroom				700		700	700	700							
2-bedroom						900	900	900							
3-bedroom						1,100	1,100	1,100							
Minimum off-street parking per dwelling unit	RSIS Standards, see Note below	RSIS Standards, see Note below	RSIS Standards, see Note below	RSIS Standards, see Note below	RSIS Standards, see Note below	RSIS Standards, see Note below	RSIS Standards, see Note below	RSIS Standards, see Note below	2 per bed 1 per 200 square feet	1 or 1 per 200 square feet		1 per 200 square feet	1 per 2 employees or 3/1,000 square feet	1 per 2 employees or 3/1,000 square feet	1 per 2 employees or 3/1,000 square feet
Multifamily dwellings															
Tower apartments															
Maximum dwelling units per acre	6	7	12	20	12			25							
Multifamily dwellings						25	40								
Tower apartments								24		49% of floor area					
Maximum dwelling units per building	1	1	2	16	6	24									
Maximum distance between buildings, feet	20	15	6	25	25	10	50		50	6			50	50	50

Note: Parking for residential development shall be no less than as required by RSIS Standards (N.J.A.C. 5:21-4.14). All parking requirements shall be met by off-street parking. No on-street parking allowance shall be permitted to meet parking requirements.