

DEVELOPMENT REGULATIONS

53 Attachment 1

**SOUTH AMBOY DEVELOPMENT REGULATIONS
BULK SCHEDULE REQUIREMENTS**

[New; Amended 8-7-79 by Ord. No. 1030; 8-2-83 by Ord. No. 1100; 11-7-84 by Ord. No. 1120; 9-5-2001 by Ord. No. 26-2001; 9-5-2002 by Ord. No. 15-2002; 4-2-2003 by Ord. No. 8-2003; 2-4-2004 by Ord. No. 1-2004; 9-7-2005 by Ord. No. 22-2005; 7-15-2020 by Ord. No. 08-2020]

	2-Family Conditional Use			RM-G	RM-T	RM-H	B-1	B-2	M-1	M-2
	RA	Detached	Attached							
Minimum lot area (square feet)	5,000	10,000	10,000	3 acres	2,000	3 acres	2,500	1 acre	40,000	100,000
Minimum lot width (linear feet)	50	100	100	250	20	130	25	200	150	200
Minimum lot depth (linear feet)	100	100	100	250	100	250	100	200	250	400
Minimum front yard (linear feet) ¹	25	25	25	25	25	25	—	50	50	50
Minimum one side yard (linear feet) ¹	5	15	5	25	—	25	—	25	25	50
Minimum total side yards (linear feet) ¹	10	30	15	50	—	50	—	50	50	100
Minimum rear yard (linear feet) ¹	25	25	25	25	25	25	25	25	25	50
Minimum height (linear feet)	35	35	35	35	35	—	35	35	50	50
Maximum height (stories)	2 1/2	2 1/2	2 1/2	2 1/2	2 1/2	—	2 1/2	2	3	3
Maximum lot coverage (%) ¹	25	25	25	25	40	—	50	25	30	40
Minimum off-street parking ratio	RSIS	RSIS	RSIS	RSIS	RSIS	RSIS	See 53-79A(24)i	See 53-79A(24)i	See 53-79A(24)i	See 53-79A(24)i ²
Maximum impervious land coverage	60	60	60	60	60	60	—	—	—	—
Maximum dwelling units per acre	8.71	8.71	8.71	16	8	—	—	—	—	—
Maximum dwelling units per building	1	2	2	16	6	—	49% of total floor area	—	—	—
Minimum distance between buildings (linear feet)	10	30	30	50	50	50	—	25	50	50
Minimum floor area/d.u. (square feet)	1,000	1,000	1,000	—	—	—	—	—	—	—
Minimum site landscaping	40	40	40	40%	40%	40%	—	10 feet	10%	10%
Minimum net sales floor area	—	—	—	—	—	—	—	10,000 square feet	—	—
Accessory buildings										

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	2-Family Conditional Use									
	RA	Detached	Attached	RM-G	RM-T	RM-H	B-1	B-2	M-1	M-2
Minimum side yard (linear feet)	3	3	3	10	5	—	5	25	10	25
Minimum rear yard (linear feet)	3	3	3	10	5	—	5	25	10	25
Maximum area	180	180	180	180	180	180	—	—	—	—
Maximum height (linear feet)	15	15	15	15	15	15	—	—	—	—
Pools										
Minimum side yard (linear feet)	5	5	5	5	5	5	—	—	—	—
Minimum rear yard (linear feet)	5	5	5	5	5	5	—	—	—	—
Clearance from all structures (linear feet)	6	6	6	6	6	6	—	—	—	—

Notes for Bulk Schedule Requirements:

¹All porches (open or closed) and stairway systems attached to an existing residential structure shall not be included in determining lot coverage and setback requirements, when the owner of the residential structure seeks to repair or replace the porch or stairway system within its existing dimensions on the lot. If the existing porch or stairway system extends beyond the property line, approval for replacement shall only be granted up to the property line (zero setback).

²For the areas within the Northern Waterfront and Broadway/Main Street Redevelopment Plans, lot coverage is 45%; off-street parking for a warehouse use, one parking space per employee (maximum shift) plus 10%, and for an office use, one per 300 square feet of gross floor area; and the floor/area ration (FAR) standard is 1.50:1.