

DEVELOPMENT REGULATIONS

22 Attachment 13

**Rumson Borough
Schedule 5-4 AHO**

**Maximum Permitted Lot and Building Coverage in Affordable Housing Overlay Districts
[Added 12-15-2020 by Ord. No. 20-016D]**

Applies in the ROI-2, ROI-4, and FIIO Affordable Housing Overlay Districts.

Usable Lot Area (SF)		Lot Coverage (SF)		Building Coverage (SF)	
Greater Than (Column 1)	Less than or Equal to (Column 2)	Basis for Maximum Lot Coverage (Column 3)	Lot Coverage Added to Column 3 (Column 4)	Basis for Maximum Building Coverage (Column 5)	Building Coverage Added to Column 5 (Column 6)
—	5,000	—	0.700 X SF	—	0.230 X SF
5,000	10,000	3,500	0.600 X SF	1,150	0.220 X SF
10,000	70,000	6,500	0.500 X SF	2,250	0.195 X SF
70,000	150,000	36,500	0.400 X SF	13,950	0.165 x SF
150,000		68,500	0.300 X SF	27,150	0.120 X SF

Notes:

1. If the lot does not contain unusable areas (see “usable lot area” definition), usable lot area will be the same as lot area.

EXAMPLE:

1. Determine the USABLE LOT AREA range in which the subject lot falls. Ex. Subject lot has a usable lot area of 43,560 square feet (1 acre). The range in which it falls is the 10,000 — 70,000 square foot range (Row 4).
2. Determine the basis for the maximum permitted lot (or building) coverage column 3 (or 5). Ex. Basis for maximum permitted lot coverage for lots with a usable lot area in the 10,000 — 70,000 s.f. range is 6,500 square feet (2,250 square feet for building coverage).
3. Determine the number of square feet by which the usable lot area of the subject lot exceeds the lower limit of the range and multiply it by the factor in Column 4 for lot coverage (or column 6 for building coverage). Ex. $43,560 - 10,000 = 33,560$ SF x $0.500 = 16,780$ SF (lot coverage); $43,560 - 10,000 = 33,560$ SF x $0.195 = 6,544$ SF (building coverage).
4. Add the basis for the maximum permitted lot (or building) coverage and the additional lot (or building) coverage permitted to find the total permitted lot (or building) coverage for the subject lot. Ex. $6,500 + 16,780 = 23,280$ SF (lot coverage); $2,250 + 6,544 = 8,794$ SF (building coverage).