

DEVELOPMENT REGULATIONS

22 Attachment 4

**BOROUGH OF RUMSON—SCHEDULE 5-1
SCHEDULE OF ZONING DISTRICT REGULATIONS**

(Ord. 5/19/05 § 2; Ord. No. 13-003D § 3; Ord. No. 14-011D § 7; Ord. No. 15-007D § 5; Ord. No. 17-009D; 9-10-2024 by Ord. No. 24-009D)

ZONE DISTRICT	INTERIOR LOTS		CORNER LOTS		MINIMUM YARD REQUIREMENTS (FEET) (4)								Interior Lot Shape Rqmnts	Corner Lot Shape Rqmnts	Maximum Building Height (10)	Minimum Gross Residential Ground Floor Area Square Feet (1) (2)			Minimum Gross Non-Residential Floor Area Square Feet	Maximum Lot and Building Coverage (5) (9) (19)	Maximum Floor Area Ratio (9)
	Minimum Lot Area	Minimum Lot Width and Frontage (Feet) (12)	Minimum Lot Area	Minimum Lot Width and Frontage (Feet) (12)	Principal				Accessory Building		Accessory (4) Structure					1 Story	1 1/2 Story	2 Story			
					Front (18), (20)	One Side Yard (7), (16) (20)	Total of Two Side Yards (16)	Rear Yard (20)	Side Yard (17)	Rear Yard (17)	Side Yard (6)	Rear Yard (6)									
RESIDENTIAL R-1 SINGLE FAMILY	1.5 AC.	200	1.5 AC	250	100	40	80 (7)	50	15	15	15	15	115	115		2400	1800	1400	N/A		
R-2 SINGLE FAMILY	1.0 AC.	150	1.0 AC	200	75	25	50 (7)	40	15	15	15	15	100	100		2000	1400	1200	N/A		
R-3 SINGLE FAMILY	.75 AC.	125	35000 S.F.	165	60	20	40 (7)	40	15	15	15	15	85	85		1500	1200	1000	N/A		
R-4 SINGLE FAMILY	10000 S.F.	75	12500 S.F.	100	35	7 (11)	18 (7)	40 (13)	5	5	5	5	50	50		900	800	600	N/A		
R-5 SINGLE FAMILY	6000 S.F.	50	8000 S.F.	75	35	6 (11)	16 (7)	35 (14)	5	5	5	5	34	33		800	700	600	N/A		
R-6 SINGLE FAMILY	5000 S.F.	50	7000 S.F.	70	30	6 (11)	16 (7)	35 (15)	5	5	5	5	34	33		800	700	600	N/A		
BUSINESS POB PROFESSIONAL OFFICE BUILDING	12000 S.F. (3)	100	12000 S.F. (3)	100	25	10	20	35	5	5	5	5	55	55		800	700	600 (3)	600 (3)		
NB NEIGHBORHOOD BUSINESS	12000 S.F. (3)	100	12000 S.F. (3)	100	25	10	20	30	5	5	5	5	65	65		800	700	600 (3)	600 (3)		
GB GENERAL BUSINESS	12000 S.F. (3)	100	12000 S.F. (3)	100	20	10	20	30	5	5	5	5	60	60		800	700	600 (3)	600 (3)		
POS PUBLIC FACILITIES AND OPEN SPACE	---	---	---	---	---	---	---	---	---	---	---	---	---	---		---	---	---	---		

NOTES:

- (1) Ten percent of any habitable area over an attached garage in an R-1, R-2, or R-3 zone shall be considered as ground floor area for the purpose of computing minimum area. Where compliance with the required minimum gross residential ground floor area would violate the maximum coverage limits established by Tables 5-4 and 5-5, then the maximum permitted coverage limits shall be controlling and the required minimum gross residential ground floor area shall be the same as the maximum permitted coverage.
- (2) For that type of residence known as a split level, the required square footage shall be computed by including the ground floor area enclosed by the outside faces of all exterior walls, excluding porches not fully enclosed, but including the area of an attached garage and the rooms over the garage. The required square footage for split level residences shall be equal to the minimum gross floor area required for one story houses in the respective zones in which they are situated.
- (3) The minimum lot area and the minimum gross floor area of the ground floor of any principal building used for residential purposes in POB, or GB zones shall be the same as in the R-5 zone. The minimum lot area and the minimum gross floor area of the ground floor of any principal building used for residential purposes in the NB zone shall be the same as the R-4 zone. The minimum gross floor area of the ground floor of any other principal building in the POB, NB, or GB zones shall be 600 square feet.
- (4) Any specific minimum yard requirements for particular accessory structures or accessory buildings contained in Section 22-7 shall apply if in conflict with the general minimum yard requirements in this schedule.
- (5) Exclusions from lot coverage for permitted single-family dwellings:

RUMSON CODE

- a. Walkways constructed on grade.
 - b. That portion of unroofed patios and terraces which does not exceed 30% of the principal building ground floor area.
 - c. In the R-1, R-2 and R-3 zones, that portion of unroofed porches and decks which does not exceed 30% of the principal building ground floor area.

 - d. In the R-4, R-5 and R-6 zones, and for permitted single-family dwellings in the POB, GB, NB zones, that portion of unroofed porches and decks which does not exceed 20% of the principal building ground floor area.
 - e. Entry steps, and unroofed stoops and landings, in areas of special flood hazards as set forth in subsection 17-3.2, Basis for Establishing Areas of Special Flood Hazard, or in subsection 17-4.3b., Use of Other Base Flood Data.
- (6) The required side and rear yard setbacks and other requirements for residential recreation facilities and residential sports facilities (which includes tennis and paddle tennis courts) are set forth in subsections 22-7.28 and 22-7.33 and Schedule 7-1.
 - (7) Where the lot width exceeds the minimum prescribed for the zone district, the combined total side yard setback shall be increased 1.5 feet for each full 5 feet by which lot width exceeds the minimum. One side yard shall be increased by at least 1/3 of the additional setback distance required. In the case of a corner lot or a lot with frontage on more than one street, the lot width along the yard line located at the front of the lot shall be used to calculate the required side yard setback. The front of the lot shall be determined in accordance with subsection 22-7.7c. Thereafter any subsequent construction shall be arranged to orient the front of the principal building to the designated front of the lot.
 - (8) Each lot shall be able to contain within it the shape of a circle tangent to the front yard setback line and located within the required minimum side and rear yard lines. The diameter of the circle shall be as prescribed for the zone district.
 - (9) That portion of a roofed, open-sided porch facing a front yard, which does not exceed 10% of the principal building ground floor area, may be excluded from the calculation of the maximum lot and building coverage for a single-family residential dwelling. The porch may be screened and include porch railing and/or balustrade and, below the floor level, porch lattice or other enclosure around the foundation, but it shall not otherwise be enclosed. Any subsequent enclosing of the porch, which results in exceeding the maximum lot and/or building coverage permitted, shall require approval of a variance pursuant to N.J.S.A. 40:55D-70c. Any subsequent enclosing of the porch, which results in exceeding the maximum floor area permitted, shall require approval of a variance pursuant to N.J.S.A. 40:55D-70d.
 - (10) No building shall exceed two stories plus a habitable attic or basement.
 - (11) In the R-4, R-5 and R-6 districts, the minimum side yards shall not be placed adjacent to one another, or, alternatively the distance between principal structures on the adjacent lots must be equal to the minimum required combined side yard.
 - (12) Lots bordering a river or navigable waterway are subject to the provisions of subsection 22-7.32.
 - (13) In the R-4 zone, the minimum rear yard required shall be at least 30% of the lot depth, rounded up to the full foot, or 40 feet, whichever is greater, but not to exceed 50 feet.
 - (14) In the R-5 zone, the minimum rear yard required shall be at least 30% of the lot depth, rounded up to the full foot, or 35 feet, whichever is greater, but not to exceed 50 feet.
 - (15) In the R-6 zone, the minimum rear yard required shall be at least 35% of the lot depth, rounded up to the full foot, or 35 feet, whichever is greater, but not to exceed 50 feet.
* See Schedule 5-2
**See Schedule 5-4 & 5-5
***See Schedule 5-3A and 5-3B
 - (16) If floor area exceeds eighty-five (85%) percent of the maximum permitted, the minimum side yard shall be the greater of: 1) The minimum yard requirement shown in Schedule 5-1 plus two (2') feet or 2) The minimum yard requirement determined from Note 7, where applicable.
 - (17) The minimum rear yard and side yard setback in the R-4, R-5 and R-6 Zone Districts for accessory buildings and structures should be increased one (1) additional foot for each foot of accessory building height in excess of fifteen (15') feet.
 - (18) Roofed, open sided, one-story porches may be permitted to extend up to five (5') feet beyond the front yard setback in the R-4, R-5 and R-6 Zone Districts.
 - (19) Exclusions from lot and building coverage for permitted single-family dwellings:
 - a. Eaves-First twelve (12") inches of the eave width may be excluded from the calculation of maximum lot and building coverage.
 - b. Pergolas-Located on an approved patio, deck or terrace may exclude that portion of the pergola, which does not exceed thirty (30%) percent of the principal building ground floor area from the calculation of maximum building coverage. (Ord. No. 17-009D)
 - (20) Within all areas of special flood hazards as set forth in subsection 17-2.2 Establishment of Flood Hazard Area, unroofed porches, landings, stoops and stairs may be permitted to extend up to ten (10') feet beyond the front set back line and up to five (5') feet beyond the side and rear setback lines of a Residential Zone, but in no event shall be located closer than five (5') feet to a side or rear property line.