

DEVELOPMENT REGULATIONS

34 Attachment 1

**Schedule A
Schedule of Lot, Yard and Building Regulations**

[Ord. No. 10-13; amended 6-17-2025 by Ord. No. 2025-12]

Zone	Minimum Lot Size		Minimum Yard Dimensions ¹						Maximum Lot Coverage	Height		Minimum Gross Floor Area	
			Principal Building				Accessory Building			Maximum Number of Stories	Maximum Height (feet)	Total (square feet)	First Floor (square feet)
	Area	Width (feet)	Front (feet)	Rear (feet)	Side (feet)	Total Side	Rear (feet)	Side (feet)					
R-100	15,000 sq. ft.	100	40	40	10	25% of width	6	7	30%	2 1/2	35	1,200	900
R-75	7,500 sq. ft. ²	75	25	25	8	25% of width	6	7	30%	2 1/2	35	1,000	900
R-50 I	5,000 sq. ft.	50	25	20	6	15 ft.	5	6	30%	2 1/2	35	1,000	--
R-M	GA: 3 acres Other: same as R-100	100	75	25	35	70 ft.	25	10	25%	2 1/2	35	1 BR: 700 2 BR: 900	--
R-C	See Section 34-65A												
GB	5,000 sq. ft.	50	20	30	--	--	4	5	--	2 1/2	35	--	--
SB	40,000 sq. ft.	150	25	50	15	30 ft.	4	5	--	2 1/2	35	2,000	--
DPD	5,000 sq. ft.	50	20	30	--	--	4	5	--	2 1/2	35	--	--
MUD-160	21,780 sq. ft.	100	0*	0**	0***	0	N/A	N/A	100%	4	55	--	--
HI	20,000 sq. ft.	100	35	30	10	30 ft.	8	20	30%	2 1/2	35	--	--

MATAWAN CODE

Zone	Minimum Lot Size		Minimum Yard Dimensions ¹						Maximum Lot Coverage	Height		Minimum Gross Floor Area	
			Principal Building				Accessory Building						
	Area	Width (feet)	Front (feet)	Rear (feet)	Side (feet)	Total Side	Rear (feet)	Side (feet)		Maximum Number of Stories	Maximum Height (feet)	Total (square feet)	First Floor (square feet)
IND	--	--	30	25	25	50 ft.	--	--	60%	3	40	--	--
SC	9 acres	100	75	25	35	70 ft.	25	10	25%	2	35	1 BR: 700 2 BR: 900	--
RID	10,000 sq. ft.	100	25	20	8	16 ft.	5	5	35%	2 1/2	35	--	--
GO	See Section 34-73												

NOTES:

* Main Street.

** Jackson Street.

*** Spring Street and interior lot line.

¹ For the 160 Mixed-Use District, front, rear, and side yard setback measurements shall be measured from property line to the building at ground floor. Building overhang of any floor above ground level shall not count towards the required setback.

² Nine thousand square feet if no sewers.