

DEVELOPMENT REGULATIONS

22 Attachment 5

**SCHEDULE OF ZONING DISTRICT REGULATIONS
CHAPTER 22
BOROUGH OF KEANSBURG**

Zone District	Interior Lots		Corner Lots		Minimum Yard Requirements (Feet)Minimum									
	Minimum	Minimum	Minimum	Minimum	Principal			Accessory Building		Accessory Structure (2)		Lot Shape Rqmnts Diameter Feet (4)		
	Lot Area (Square Feet)	Lot Frontage (Feet)	Lot Area	Lot Frontage (Feet)	One Side	Total of Two	Rear	Side	Rear	Side	Rear			
					Yard	Yard	Yard						Int.	Cor
R-7 Single Family Residential	7500	75	7500	75	25	10	20	25	5	5	5	5	55	40
R-5 Single Family Residential	5000	50	7500	75	25	7.5	15	25	5	5	5	5	35	42
R-5A Residential Redevelopment (6)	5000	50	7500	75	25	7.5	15	25	5	5	5	5	35	42
RMF Residential Multi-Family	60000	150	60000	150	25	15	30	25	8	8	5	5	120	120
RSC Residential Senior Citizen	45000	100	45000	100	20	20	40	20	10	10	10	10	---	---
B-1 General Commercial	5000	50	7000	70	(5)	---	---	10	5	5	5	5	50	70
B-2 Mixed Use Commercial and Residential	5000	50	7000	70	(5)	---	---	10	5	5	5	5	50	70
B-3 Highway Commercial	20000	100	20000	100	15	30	30	15	15	15	15	70	70	
LI Light Industrial	10000	100	10000	100	10	10	20	20	15	15	15	15	80	80
CR Conservation Recreation	40000	100	See Section 22-5			See Section 22-5								

- NOTES: (1) The minimum lot area and the minimum gross floor area of the ground floor of a single family dwelling in the B-1, B-2, or B-3 Zone District shall be the same as in the R-5 District.
- (2) The location of accessory structures defined as essential services and the location of signs, fences, driveways, and patios shall be governed by Section 22-7, General Zoning Provisions. All other accessory structures shall be set back in accordance with this schedule.
- (3) Walkways which are accessory to a single family dwelling and constructed on-grade shall be excluded from lot coverage calculations. Open porches, patios, terraces, and decks shall also be excluded when they do not exceed 30% of the principal building's ground floor area. Any area in excess of 30% shall be included as coverage.
- (4) Each lot shall be able to contain within it the shape of a circle tangent to the front yard setback line and located between the side yard lines required for a principal building. The diameter of the circle shall be as prescribed for the zone district.
- (5) See subsection 22-8.4a, 11, Building Design Standards, for setback requirements.
- (6) The application of these standards within the R-5A District may be modified by the applicable conditional use regulations.

KEANSBURG CODE

Zone District	Maximum Building Height		Maximum Building Height		Minimum Gross Residential Ground Floor Area Square Feet			Minimum Gross Non-Residential Floor Area	Maximum Lot Coverage (3) Percent	Maximum Floor Area	
	Principal		Accessory		1	1 1/2	2	Square Feet	All	Prin. Bldg	Ratio
	Feet	Stories	Feet	Stories	Story	Story	Story				
R-7 Single Family Residential	35	2 1/2	12	1	800	700	600	---	40	25	---
R-5 Single Family Residential	35	2 1/2	12	1	800	700	600	---	50	25	---
R-5A Residential Redevelopment (6)	35	2 1/2	12	1	800	700	600	---	50	25	---
RMF Residential Multi-Family	35	2 1/2	12	1		N/A		---	60	25	0.5
RSC Residential Senior Citizen	60	6	12	1		N/A		---	60	25	2.0
B-1 General Commercial	35	3	12	1	800	700	600	600(1)	80	50	0.5
B-2 Mixed Use Commercial and Residential	35	3	12	1	800	700	600	600 (1)	80	50	0.5
B-3 Highway Commercial	30	2	12	1	800	700	600	1000 (1)	70	25	0.25
LI Light Industrial	30	2	12	1	---	---	---	1000	70	50	0.5
CR Conservation Recreation	See Section 22-5				See Section 22-5						

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