

ZONING AND LAND DEVELOPMENT

94 Attachment 14

Borough of Shrewsbury

Schedule of Zoning District Regulations

[Adopted 5-11-1987 as part of Ord. No. 555; amended 6-8-1992 by Ord. No. 644; 3-14-1994 by Ord. No. 675; 11-13-1995 by Ord. No. 708; 7-14-1997 by Ord. No. 737; 4-2-2001 by Ord. No. 778; 6-21-2004 by Ord. No. 837; 6-5-2006 by Ord. No. 873; 12-15-2008 by Ord. No. 924; 12-15-2008 by Ord. No. 925; 4-19-2021 by Ord. No. 2021-1078A]

Zone District	Minimum Net Lot Area (square feet)	Minimum Lot Width and Frontage (feet)	Minimum Yard Requirements (feet)					Minimum Lot Depth (feet)	Maximum Building Height ²		Minimum Gross Habitable Living Area (square feet)				Minimum Gross Floor Area (square feet)	Maximum Lot Coverage-Impervious Surfaces	Maximum Building Coverage	Maximum Floor Area Ratio
			Front	Rear		Side Principal & Access. ¹	Feet		Stories	1 story	1 1/2 story	Split Level	2 story					
				Principal	Accessory ¹													
Residential																		
R-1	Single-Family	45,000	150	50	50	20	30	N/A	35	2.5	1,800	2,000	2,000	2,200	N/A	25%	10%	N/A
R-1A	Single-Family	45,000	150	50	50	15	30	N/A	35	2.5	1,800	2,000	2,200	2,200	N/A	25%	10%	N/A
R-1A	Cluster Option	22,500	150	50	50	15	25	N/A	35	2.5	1,500	1,600	1,650	1,800	N/A	25%	10%	N/A
R-1B	Single-Family Senior Citizen	217,800	400	75	50 ³	25 ²	50 ¹	N/A	35 ⁷	2.5 ⁷	N/A	N/A	N/A	N/A	N/A	40%	20%	N/A
R-2	Single-Family	22,500	150	50	50	15	25	N/A	35	2.5	1,500	1,600	1,650	1,800	N/A	30%	10%	N/A
R-3	Single-Family	15,000	100	35	35	10	15	N/A	35	2.5	1,200	1,300	1,300	1,400	N/A	35%	15%	N/A
R-4	Single-Family	10,000	65	35	35	10	10	N/A	35	2.5	1,000	1,100	1,200	1,250	N/A	40%	20%	N/A
R-4.5	Single-Family	8,000	60	30	35	10	9	N/A	35	2.5	900	1,100	1,200	1,250	N/A	40%	20%	N/A
R-5	Single-Family	6,000	50	20	35	15	8	N/A	35	2.5	800	1,000	1,100	1,200	N/A	30%	25%	N/A
PSC-3	Planned Senior Citizen Residential Zone	Please refer to § 94-10.15																
AH-MF-8	Affordable Housing-Multi-Family Overlay Zone	See § 94-10.16, AH-MF-8 Affordable Housing Multi-Family-8 Overlay Zone																
Business																		
B-1	General	20,000	150	15	30	5	5	N/A	30	2	N/A	N/A	N/A	N/A	625	65%	40%	0.40
B-2	Shopping/Office Center	300,000	400	100	30	25	25	N/A	40	3	N/A	N/A	N/A	N/A	20,000	60%	30%	0.30
B-3	Business Service	10,000	50	15	75	50	10	200	35	2.5	N/A	N/A	N/A	N/A	625	65%	40%	0.40
HC/PO	Highway Commercial	120,000	200	150	30	30	25	N/A	40	3	N/A	N/A	N/A	N/A	20,000	60%	30%	0.30
P-1	Professional	40,000	100	50	30	15	15	N/A	35	2.5	N/A	N/A	N/A	N/A	625	60%	30%	0.30
LI	Light Industrial	40,000	75	35	30	30	15	N/A	40	3	N/A	N/A	N/A	N/A	1,000	65%	40%	0.40
LIR-60	Limited Industrial Research	60,000	200	50 ³	25 ^{3,4}	25 ⁴	25 ⁴	300	40	3	N/A	N/A	N/A	N/A	5,000 ⁶	60%	30%	0.30
LIR-88	Limited Industrial Research	88,000	250	50 ³	25 ^{3,4}	25 ⁴	25 ^{4,5}	250	40	3	N/A	N/A	N/A	N/A	5,000 ⁶	60%	30%	0.30

NOTES:

- ¹ Five feet for fireproof accessory buildings not exceeding 100 square feet.
- ² Accessory buildings and freestanding garages shall not exceed 16 feet nor one story in height.
- ³ Combined front and rear yards shall not be less than 175 feet.
- ⁴ No building shall be constructed within 75 feet of any property zoned for residential use.
- ⁵ Total width of side yards shall be 100 feet.
- ⁶ Measured at ground floor level.