

LAND USE AND DEVELOPMENT REGULATIONS

13 Attachment 4

Borough of Union Beach

SCHEDULE A

SCHEDULE OF AREA, YARD, SETBACK AND HEIGHT REQUIREMENTS BOROUGH OF UNION BEACH

[Amended 7-17-2025 by Ord. No. 2025-363]

District	Minimum Lot Area	Minimum Lot Width	Minimum Lot Frontage	Minimum Lot Depth	Minimum Front Setback	Minimum Rear Yard Setback		Minimum Yard Setback		Maximum Building Height	Maximum Permitted Density	Coverage	Floor Area Ratio	Permitted Use
R-8	Interior lot: 7,500 square feet; corner lot, 10,000 square feet	Interior, 75; 100 feet corner	Inner lot 75 feet corner lot 100 feet both streets	100 feet	20 feet	(a) prin. bldg. (b) access. bldg. (c) priv. pool	30 feet 5 feet 6 feet	(a) prin. bldg. (b) access. bldg. (c) priv. pool	8 feet(1) 5 feet 6 feet	30 feet to collar tie (or the underside of the rafters of a flat roof), see Subsection 13-10.4f	Subsection 13-10.4a	25% Structures 50% Impervious total lot area	Not Applicable	Subsection 13-10.4a
B-1	15,000 square feet	100 feet	100 feet	150 feet	No min., 6 feet from curblin whichever is greater, max 15 feet from curblin	(a) prin. bldg. (b) access bldg.	20 feet 20 feet	(a) prin. bldg. (b) access bldg.	5 feet 5 feet	35 feet see Sec. 13-10.5d8	Subsection 13-10.5a	65%	2.0	Subsection 13-10.5a
B-2	25,000 square feet	300 feet	300 feet	150 feet	35 feet	(a) prin. bldg. (b) access. bldg.	20 feet 15 feet	(a) prin. bldg. (b) access. bldg.	10 feet(2) 10 feet	35 feet see Sec. 13-10.68	Subsection 13-10.6a	50%	1.5 Subsection 13-10.6a12	Subsection 13-10.6a
M-1	1 acre	150 feet	150 feet	200 feet	50 feet	(a) prin. bldg. (b) access. bldg.	50 feet 50 feet	(a) prin. bldg. (b) access. bldg.	20 feet 20 feet	55 feet see sect. 13-10.8e	—	30%	Not applicable	Subsection 13-10.8a
M-2	5 acre	300 feet	300 feet	400 feet	100 feet	(a) prin. bldg. (b) access. bldg.	100 feet 50 feet	(a) prin. bldg. (b) access. bldg.	50 feet 35 feet	55 feet see sect. 13-10.9e	—	35%	Not applicable	Subsection 13-10.9a
B-3	5,000 square feet	50 feet	Interior lot 50 feet corner lot 75 feet both streets	100 feet	10 feet	(a) prin. bldg. (b) access. bldg.	30 feet 15 feet	(a) prin. bldg. (b) access. bldg.	8 feet(1) 10 feet	35 feet see sect. 13-10.10e2	Subsection 13-10.10a	50%	1.5	Subsection 13-10.10a
B-1A	7,500 square feet	75 feet	Interior lot 75 feet corner lot 100 feet both streets	100 feet	20 feet	(a) prin. bldg. (b) access. bldg.	30 feet 15 feet	(a) prin. bldg. (b) access. bldg.	8 feet(1) 10 feet	30 feet above the BFE, see sect. 13-10.20e	Subsection 13-10.20a	50%	1.5	Subsection 13-10.20a
R-AC	4,000 square feet	50 feet	Inner lot 40 feet corner lot 80 feet both streets	80 feet	20 feet	(a) prin. bldg. (b) access. bldg.	25 feet not permitted	(a) prin. bldg. (b) access. bldg.	5 feet(3) not permitted	25 feet see sect. 13-10.11e	Subsection 13-10.11a	See subsection 13-10.11f	Subsection 13-10.11e	Subsection 13-10.11a
TH-2	1 acre	150 feet	150 feet	100 feet	35 feet	20 feet		20 feet		2.5 stories above garage/35 feet above BFE	10 townhouses/acre, 5 dwelling units per structure	30% Structures 60% Impervious total lot area	Not applicable	Subsection 13-10.7a
CC	50 acres	—	1,500 feet	1,000 feet	100 feet	150 feet		50 feet (one) 100 feet (both)		4 stories/45 feet, see subsection 13-10.13f	Not Applicable	See subsection 13-10.13	Not applicable	Subsection 13-10.13a
WC Waterfront	5,000 square feet	50 feet	50 feet	100 feet	5 feet	(a) prin. bldg. (b) access. bldg.	20 feet 20 feet	(a) prin. bldg. (b) access bldg.	5 feet 5 feet	35 feet above BFE	See subsection 13-10.16e	50%	0.8	Subsection 13-10.16a
DPW	5.28 acres	—	692 feet	—	50 feet	50 feet		20 feet		4 stories (3 stories/35 feet above BFE)	15 DU/acre	See subsection 13-10.17c	See Subsection 13-10.17a	Subsection 13-10.17a
3AR Brook Avenue	Subsection 13-10.11	—	—	—	20 feet	30 feet		10 feet		3 stories/35 feet above BFE	15 DU/acre	See subsection 13-10.18c	See Subsection 13-10.18a	Subsection 13-10.18a
Conservation	5 acres	200 feet	200 feet	200 feet	100 feet	50 feet		50 feet		35 feet	—	10%	Not applicable	Subsection 13-10.19

- (1) Two combined side yards not less than 20 feet.
- (2) Two combined side yards not less than 25% of lot width, except that the combined side yards need not exceed 40 feet.
- (3) Two combined side yards not less than 10 feet.