

ZONING

38 Attachment 2

**SCHEDULE II**  
**Schedule of Area, Yard and Bulk Requirements**  
**Town of Kearny, New Jersey (Subsection 38-4.1)**  
**[Ord. No. 2010-12, § I; Ord. No. 2010-23; Ord. No. 2010-24]**

Section I		Minimum Area Requirements		Minimum Lot Area	Maximum Bulk Requirements <sup>8</sup>				Minimum Yard Requirements			
Zone	District	Lot Area (Square Feet)	Lot Width (Square Feet)	Per Family (Square Feet)	Improved Lot Coverage (%)	Coverage (%)	Feet	Height Stys.	Front Yard (Feet)	Side One (Feet)	Yard Other (Feet)	Rear Yard (Feet)
R-1	One-Family Residential	5,000	50	5,000	60	30	33	2 1/2	20 <sup>5</sup>	8 <sup>6</sup>	6 <sup>6</sup>	30
	Other Permitted Uses	10,000	75	—	60	35	35	3	25	8	7	30
R-1M*												
R-2, R-2B	One and Two Family Res.											
	One Family	3,500	35	3,500	60	35	33	2 1/2	20	5 <sup>7</sup>	5 <sup>7</sup>	30
	Two Family	5,000	50	2,500	60	30	33	2 1/2	20	8 <sup>6</sup>	6 <sup>6</sup>	30
	Other Permitted Uses	10,000	75	—	60	35	35	3	25	8	7	30
R-3	Multi-Family Residential											
	One Family	3,000	30	3,000	70	40	35	2 1/2	20	4	4	25
	Two Family	4,000	40	2,000	70	40	35	2 1/2	20	6	4	25
	Three-Five Family	4,500	45	1,500	80	45	35	3	20	7	4	25
	Garden Type Apt.	20,000	100	2,500	80	45	35	3	25	10	10	30
	Multiple-Family	20,000	100	2,000	80	50	50	4	25	10	10	50
	Senior Citizen Housing	20,000	100	600	80	50	50	4	10	10	10	10
	Townhouses	2,500	25	2,500	75	50	35	3	25	—	—	30
	Other Permitted Uses	10,000	75	—	60	35	35	3	25	8	7	30

\* Editor's Note: For R-1M requirements see below.

KEARNY CODE

Section I		Minimum Area Requirements		Minimum Lot Area	Maximum Bulk Requirements <sup>8</sup>				Minimum Yard Requirements			
Zone	District	Lot Area (Square Feet)	Lot Width (Square Feet)	Per Family (Square Feet)	Improved Lot Coverage (%)	Coverage (%)	Feet	Height Stys.	Front Yard (Feet)	Side One (Feet)	Yard Other (Feet)	Rear Yard (Feet)
C-3	Community Business	None	None	Same as R-3	100	80	50	4	None <sup>1</sup>	*1.2	*1.2	10 <sup>1</sup>
C-2	Neighborhood Business	None	None	Same as R-2	90	60	40	3	None <sup>1</sup>	*1.2	*1.2	10 <sup>1</sup>
C-1	Office	5,000	50	Same as R-2	80	40	40	3	*1	10	10	25
C-4	General Commercial	5,000	50	Same as R-3	90	45	40	3	*3	10	10	25
LI	Limited Industry	20,000	100	—	90	40	50	4	30	15	15	30
M	Manufacturing	4,000	124	—	90	40	60	4	4-	20	15	50
CEM	Cemetery	200,000	500	—	—	35	15	—	See Section 38-6.1c.			

Section I		Minimum Area Requirements			Maximum Bulk Requirements					Minimum Yard Requirements			
Zone	District	Lot Area (Square Feet)	Lot Width (Square Feet)	Lot Depth (Feet)	Improved Lot Coverage (%)	Coverage (%)	FAR	Height Stys.	Height	Front Yard (Feet)	Side Yard One (Feet)	Other (Feet)	Rear Yard (Feet)
SKI-N	South Kearny Industrial North	60,000	150	150	90	40	2.5	6	80 feet	35	20	20	30
SKI-S	South Kearny Industrial South	Same as SKI-N											
PRD	Planned Residential Development	See subsection 38-6.1m											
CLH	Conventional and Limited Income Housing	See subsections 38-6.1n and 38-6.10d											

## ZONING

Section I		Minimum Area Requirements				Minimum Lot Area Per Family				Minimum Yard Requirements					
		Lot Area (Square Feet)		Lot Width (Feet)		Corner Lot (Square Feet)		Height		Front (Feet)		Side Yard (Feet)	Yard (Feet)	Rear Yard (Feet)	
Zone	District	Interior Lot	Corner Lot	Interior Lot	Corner Lot	Interior Lot	Corner Lot	Height	Feet	Stys	Interior Lot	Corner Lot	Side Yard (Feet)	Yard (Feet)	Rear Yard (Feet)
R-1 R-1M	One-Family Residential- Manor Zone	5,000	6,000	50	60	6,000			33	2 1/2	20	2 front yards 20 feet each, or the prevailing setback of the neighborhood, whichever is greater	8 <sup>6</sup>	6 <sup>6</sup>	30

### Section II

- Minimum bulk and area standards for multi-family dwellings in the R-3 Zone shall be applicable to the said multi-family use permitted in the R-2 Zone.
- Clubs, lodges, social and community center buildings shall also comply with subsection 38-6.6e.
- Front yard landscaping requirements for the R1-M and R2 zones may be found in subsection 38-5.8d and e.

### FOOTNOTES

1. See subsection 38-5.3g.
2. No side yard shall be required, except on that side of any lot which adjoins a residential district, but wherever a side yard is provided or required, it shall not be less than four feet wide.
3. One-half of the building height or 10 feet, whichever is greater.
4. Any zoning provisions pertaining to the existing R-1 Zone which is not affected by or inconsistent with the foregoing amendments and supplements shall apply to the R-1M Zone.
5. For Corner Lot — Two front yards, the shorter street frontage (side) of which shall be 20 feet or the prevailing setback of the neighborhood, whichever is greater, the longer street frontage (side) of which shall be a minimum of eight feet, shall be required in all R-1 zones except as otherwise provided in subsection 38-5.1c.
6. Minimum combined setback — 16 feet.
7. Minimum combined setback — 12 feet.
8. Maximum building coverage must comply with Subsection 38-5.5.