

ZONING

421 Attachment 1

Schedule of Lot, Height and Yard Requirements
Land Use Regulations of the City of Rahway

District	Use	Minimum Lot Dimensions			Minimum Yard Dimensions						Maximum Height			Maximum Coverage		Maximum Floor Area Ratio (%)	
		Area (sq. ft.)	Width (feet)	Depth (feet)	Front	Side One	Side Both	Rear	Side	Accessory Building Rear	Principal Building (Stories)	Principal Building (feet)	Accessory Structures (feet)	Building (percent)	Impervious Lot (percent)		
R-1 Low-Density Single-Family Residential Zone	Single-family detached dwelling ¹	7,500	75	100	25	10	20	25	3	3	2 ½	35	1	15	35	50	--
	Community residence ²	15,000	100	150	25	10	20	25	3	3	2 ½	35	1	15	30	50	--
R-2 Medium-Density Single-Family Residential Zone	Single-family detached dwelling ¹	5,000	50	100	20	4	12	25	3	3	2 ½	35	1	15	35	60	--
	Community residence ²	15,000	100	150	25	10	20	25	3	3	2 ½	35	1	15	30	50	--
	Residential health care uses	200,000	200	300	50	30	60	50	15	15	3	40	1	15	20	50	40
	All other uses	20,000	100	200	30	20	40	30	10	10	3	40	1	15	20	50	40
R-3 Low-Rise Multifamily Residential Zone	Single-family detached dwelling ¹	5,000	50	100	20	4	12	25	3	3	2 ½	35	1	15	35	60	--
	Community residence ²	15,000	100	150	25	10	20	25	3	3	2 ½	35	1	15	30	50	--
	Townhouses or row houses	85,000	200	200	35	25	50	35	15	15	2 ½	35	1	15	20	50	40
	Low-rise apartments	85,000	200	200	35	25	50	35	15	15	3	40	1	15	20	60	40
R-4 High-Rise Multifamily Family Residential Zone	High rise	200,000	200	400	100	50	100	50	15	15	12	150	1	15	20	60	120
B-1 Neighborhood Business Zone	All uses	5,000	50	100	20	10	20	25	10	10	2 ½	35	1	15	30	70	50
B-2 General Business Zone	Shopping centers and permitted drive-through establishments	30,000	100	200	40	20	50	25	10	10	2	35	1	15	35	80	40
	Conditionally permitted automotive uses										See § 421-60						
	All other uses	10,000	100	100	25	15	30	25	10	10	2	35	1	15	35	80	40
B-3 Highway Business Zone	Hotels, motels	40,000	200	200	50	30	60	25	10	10	-- ⁷	-- ⁷	1	15	35	80	40
	Conditionally permitted automotive uses										See § 421-60						
	All other uses	30,000	100	200	40	20	50	25	10	10	2	35	1	15	35	80	40
B-4 Service Business Zone	Low-rise apartments	10,000	100	100	0	0 ³	0 ³	25	10	10	3	35	1	15	40	80	80
	All other uses	4,000	40	100	0 ⁴	0 ³	0 ³	10	10		2 ½	35	1	15	90	100	200
B-5 Central Business Zone	All uses	4,000	40	100	0 ⁴	0 ³	0 ³	10	10	10	2 ½	35	1	15	90	100	200
M-X Mixed-Use Zone											See § 421-44						
O-R Office-Research Zone	All uses	40,000	150	200	25 ⁵	25	50	25	-- ⁵	-- ⁵	--	120	1	15	45	85	--
I-L Light Industrial Zone	All uses	40,000	150	200	40	25	50	60	25	25	2	35	1	15	45	85	70
I-H Heavy Industrial Zone	All uses	40,000	150	200	40	25	50	60	25	25	2	35	1	15	45	85	70
O Open Space Zone	All uses										There are no requirements except site plan approval						
H Hospital Zone	All uses	200,000	650	400	40	40 ⁶	25 ⁶	25 ⁶	25	25	5	65	1	15	25	80	--

NOTES:

¹ The lot, height and yard requirements for community residences of six persons or less, and where conditionally permitted, home occupations and family day-care homes, and two- and three-family homes shall be the same as those required for single-family detached dwellings.

² Community residences in this schedule mean those community residences with more than six but less than 15 persons.

³ Where a side yard setback is provided, it shall be at least 10 feet.

⁴ No building shall be set back further than the greater setback of the two adjoining buildings.

⁵ See § 421-45.

⁶ See also § 421-47.

⁷ A hotel may be five stories or 75 feet high, whichever is the lesser. A motel may be three stories or 40 feet in height, whichever is less, and an automotive supply establishment may be two stories or 35 feet in height.