

DEVELOPMENT REVIEW ORDINANCE

181 Attachment 4

Township of Hazlet

SCHEDULE B Bulk Regulations
(Section 181-406)

HAZLET ZONING SCHEDULE B — ZONING DISTRICT BULK REGULATIONS

| | Minimum Lot Area (square feet) | Minimum Lot Width (feet) | Minimum Lot Frontage (feet) | Minimum Lot Depth (feet) | Principal Building | | | | Accessory Building | | | Maximum Percentage Building Coverage | Maximum Percentage Lot/Impervious Coverage | Maximum Number of Stories | Maximum Building Height (feet) | |
|--------------------------------|--------------------------------|--------------------------|-----------------------------|--------------------------|---------------------------|--------------------------|-----------------------------------|--------------------------|---------------------------|--------------------------|--------------------------|--------------------------------------|--|---------------------------|--------------------------------|--|
| | | | | | Front Yard Setback (feet) | Side Yard Setback (feet) | Combined Side Yard Setback (feet) | Rear Yard Setback (feet) | Front Yard Setback (feet) | Side Yard Setback (feet) | Rear Yard Setback (feet) | | | | | |
| B-N(1) | | | | | | | | | | | | | | | | |
| Neighborhood Shopping Centers | 125,000 | 250 | 250 | 500 | 75 | 30 | 75 | 50 | 75 | 30 | 60 | 45% | 65% | 2.5 | 35 | |
| Other Uses | 30,000 | 150 | 150 | 200 | 50 | 25 | 50 | 50 | 50 | 25 | 60 | 45% | 65% | 2 | 25 | |
| B-N(2) | | | | | | | | | | | | | | | | |
| Neighborhood Shopping Centers | 200,000 | 400 | 400 | 500 | 75 | 75 | 150 | 75 | 75 | 75 | 75 | 50% | 75% | 2 | 25 | |
| Freestanding Business Uses | 40,000 | 150 | 150 | 200 | 50 | 25 | 50 | 50 | 50 | 25 | 50 | 25% | 45% | 2 | 25 | |
| Other Uses | 40,000 | 150 | 150 | 200 | 50 | 20 | 50 | 50 | 50 | 20 | 50 | 25% | 45% | 2 | 25 | |
| B-H | | | | | | | | | | | | | | | | |
| Freestanding Retail Sales Uses | 40,000 | 150 | 150 | 200 | 50 | 20 | 40 | 25 | 50 | 20 | 25 | 40% | 55% | 2 | 25 | |
| Office Uses | 20,000 | 100 | 100 | 200 | 50 | 20 | 40 | 25 | 50 | 20 | 20 | 40% | 55% | 2 | 25 | |
| Multi-tenant Business Uses | 100,000 | 300 | 300 | 300 | 75 | 50 | 100 | 50 | 75 | 35 | 35 | 50% | 65% | 2 | 25 | |
| Shopping Centers | 400,000 | 500 | 500 | 750 | 150 | 100 | 200 | 100 | 75 | 50 | 75 | 60% | 85% | 2 | 25 | |
| Other Uses | 40,000 | 150 | 150 | 200 | 50 | 20 | 40 | 25 | 50 | 20 | 25 | 40% | 55% | 2 | 25 | |
| BP-1 | 3 acres | 200 | 200 | 600 | 60 | 25 | 50 | 80 | 75 | 15 | 10 | 50% | 80% | 3 | 40 | |
| BP-2 | 30,000 | 150 | 150 | 200 | 50 | 25 | 50 | 50 | 50 | 25 | 50 | 40% | 50% | 2 | 25 | |
| BP-3 | | | | | | | | | | | | | | | | |
| I-M | | | | | | | | | | | | | | | | |
| Marine Business Uses | 20,000 | 100 | 100 | | 25 | 10 | 20 | 25 | 25 | 10 | 25 | 30% | 75% | 2 | 30 | |
| Boating Clubs | 15,000 | 100 | 100 | | 25 | 10 | 20 | 25 | 25 | 10 | 25 | 30% | 75% | 2 | 30 | |
| Public Parking Lots | 40,000 | 150 | 150 | | 25 | 20 | 40 | 25 | 25 | 20 | 25 | 30% | 75% | 15 | | |
| Other Uses | 40,000 | 150 | 150 | | 25 | 20 | 40 | 25 | 25 | 20 | 25 | 30% | 75% | 2 | 25 | |
| I-A | | | | | | | | | | | | | | | | |
| I.O.C. Parks | | | | | 50 | 40 | 100 | 50 | 50 | 30 | 40 | 35% | 50% | | | |
| Other Uses | 20,000 | 100 | 100 | | 25 | 10 | 20 | 25 | 25 | 10 | 25 | 35% | 50% | 2 | 35 | |
| PC Public Conservation | Not Applicable | | | | | | | | | | | | | | | |

HAZLET CODE

| | Minimum Lot Area (square feet) | Minimum Lot Width (feet) | Minimum Lot Frontage (feet) | Minimum Lot Depth (feet) | Principal Building | | | | Accessory Building | | | Maximum Percentage Building Coverage | Maximum Percentage Lot/Impervious Coverage | Maximum Number of Stories | Maximum Building Height (feet) | Min. Net Floor dwelling Unit (Square Feet) | | |
|---------------|--|--------------------------|-----------------------------|--------------------------|---------------------------|--------------------------|-----------------------------------|--------------------------|---------------------------|--------------------------|--------------------------|--------------------------------------|--|---------------------------|--------------------------------|--|-----------|--|
| | | | | | Front Yard Setback (feet) | Side Yard Setback (feet) | Combined Side Yard Setback (feet) | Rear Yard Setback (feet) | Front Yard Setback (feet) | Side Yard Setback (feet) | Rear Yard Setback (feet) | | | | | One Story | Two Story | |
| R-125 | | | | | | | | | | | | | | | | | | |
| Single Family | 18,750 | 125 | 125 | 150 | 30 | 20 | 40 | 30 | 30 | 15 | 30 | 20% (A) | 25% (B) | 2.5 | 35 | 1,000 | 1,600 | |
| Other uses | 40,000 | 150 | 150 | 150 | 35 | 20 | 50 | 30 | 35 | 10 | 25 | 20% (A) | 25% (B) | 2 | 25 | N/A | N/A | |
| R-100 | | | | | | | | | | | | | | | | | | |
| Single Family | 12,500 | 100 | 100 | 100 | 25 | 15 | 35 | 25 | 25 | 10 | 10 | 25% (A) | 35% (B) | 2.5 | 35 | 1,000 | 1,600 | |
| Other Uses | 40,000 | 150 | 150 | 150 | 35 | 20 | 50 | 30 | 35 | 10 | 25 | 25% (A) | 35% (B) | 2 | 25 | N/A | N/A | |
| R-70 | | | | | | | | | | | | | | | | | | |
| Single Family | 7,000 | 70 | 70 | 100 | 25 | 10 | 20 | 25 | 25 | 10 | 10 | 35% (A) | 40% (B) | 2.5 | 35 | 900 | 1,500 | |
| Other Uses | 40,000 | 150 | 150 | 150 | 35 | 20 | 50 | 30 | 30 | 10 | 20 | 35% (A) | 40% (B) | 2 | 25 | N/A | N/A | |
| R-50 | | | | | | | | | | | | | | | | | | |
| Single Family | 5,000 | 50 | 50 | 100 | 20 | 5 | 15 | 20 | 10 | 5 | 10 | 40% (A) | 45% (B) | 2 | 25 | 720 | 1,250 | |
| Other Uses | 40,000 | 150 | 150 | 150 | 25 | 10 | 20 | 25 | 30 | 10 | 25 | 40% (A) | 45% (B) | 2 | 25 | N/A | N/A | |
| MDR | See subsection 181-403.05 | | | | | | | | | | | | | | | | | |
| BRZ | See subsection 181-403.06 | | | | | | | | | | | | | | | | | |
| MHD | See subsection 181-403.07 | | | | | | | | | | | | | | | | | |
| SC-1 | See subsection 181-403.08 | | | | | | | | | | | | | | | | | |
| SC-2 | See subsection 181-403.09 | | | | | | | | | | | | | | | | | |
| PRD | See subsection 181-403.10 | | | | | | | | | | | | | | | | | |
| PAC | See subsection 181-403.11 | | | | | | | | | | | | | | | | | |
| AH-1 | See subsection 181-403.12 (Ord. No. 1636-19; Ord. No. 1646-19) | | | | | | | | | | | | | | | | | |

Notes:

- (A) Building Lot Coverage; the area of a track covered by all structures, buildings and roofed areas.
- (B) Lot Coverage for all improvements (Impervious or Pervious) including all parking areas and automobile access driveways and internal roadways whether covered by an impervious or pervious material. Patios associated with an in ground or above-ground swimming pool, and surface area of an in-ground or an above-ground swimming pool above 800 square feet and all other impervious surfaces. (Exceptions as defined in Lot Coverage Definition Sec. 181-201) [Ord. No. 1571-2015]