

SCHEDULE A

draft

MINIMUM HEIGHT REQUIREMENTS BOROUGH OF UNION BEACH

DISTRICT	MINIMUM LOT AREA	MINIMUM LOT WIDTH	MINIMUM LOT FRONTAGE	MINIMUM LOT DEPTH	MINIMUM FRONT SETBACK	MINIMUM REAR YARD SETBACK	MINIMUM SIDE YARD SETBACK	MAXIMUM BUILDING HEIGHT	MAXIMUM PERMITTED DENSITY	COVERAGE	FLOOR AREA RATIO	PERMITTED USE
R-8	interior lot: 7,500 sq. ft.; corner lot: 10,000 sq. ft.	interior: 75'; corner: 100'	inner lot 75' corner lot 100' both streets	100'	20'	(a) prin. bldg. 30' (b) access. bldg. 5' (c) priv. pool 6'	(a) prin. bldg. 8'(*) (b) access. bldg. 5' (c) priv. pool 10'	30' to collar tie (or the underside of the rafters of a flat roof). see sec. 13-5.12	—	Not Applicable	Not Applicable	Subsection 13-10.4a
B-1	15,000 sq. ft.	100'	100'	150'	20'	(a) prin. bldg. 20' (b) access. bldg. 20'	(a) prin. bldg. 5' (b) access. bldg. 5'	20' see sec. 13-5.12	—	50%	0.8	Subsection 13-10.5a
B-2	25,000 sq. ft.	300'	300'	150'	35'	(a) prin. bldg. 20' (b) access. bldg. 15'	(a) prin. bldg. 6'(**) (b) access. bldg. 10'	35' see sect. 13-5.12	—	40%	0.8	Subsection 13-10.6a
M-1	1 acre	150'	150'	200'	50'	(a) prin. bldg. 50' (b) access. bldg. 50'	(a) prin. bldg. 20' (b) access. bldg. 20'	55' see sect. 13-5.12	—	30%	Not Applicable	Subsection 13-10.8a
M-2	5 acres	300'	300'	400'	100'	(a) prin. bldg. 100' (b) access. bldg. 50'	(a) prin. bldg. 50' (b) access. bldg. 35'	55' see sect. 13-5.12	—	35%	Not Applicable	Subsection 13-10.9a
B-3	5,000 sq. ft.	50'	interior lot 50' corner lot 75' both streets	100'	10'	(a) prin. bldg. 30' (b) access. bldg. 15'	(a) prin. bldg. 8'(*) (b) access. bldg. 10'	30' see sect. 13-5.12	—	50%	1.5	Subsection 13-10.10a
R-AC***	4,000 sq. ft.	50'	inner lot 40' corner lot 80' both streets	80'	20'	25'	5'(***)	25' see sect. 13-5.12	—	Not Applicable	Not Applicable	Subsection 13-10.11a
TH-2*****	—	—	—	—	—	—	—	—	10 units per acre for townhouses	Not Applicable	Not Applicable	—
CC	50 acres	—	1,500'	1,000'	100'	150'	50' (one) 100' (both)	four stories/ 45'	Not Applicable	See Subsection 13-10.13	See Subsection 13-10.13	Subsection 13-10.13
WC Waterfront	20,000 sq. ft.	100'	100'	150'	20'	20'	(a) prin. bldg. 5' (b) access. bldg. 5'	3 feet/ 35 feet above BFE	See subsection 13-10.16	See Subsection 13-10.16a	See Subsection 13-10.16a	Subsection 13-10.16a
DPW	5.28 acres	-	692'	-	50'	50'	20'	4 stories (3 stories/ 35 feet above BFE)	15 DU/ acre	See Subsection 13-10.17a	See Subsection 13-10.17a	Subsection 13-10.17a
BAR Brook Avenue	see section 13-10.13	-	-	-	20'	30'	10'	3 stories/ 35 ft above BFE	15 DU/ acre	See Subsection 13-10.17a	See Subsection 13-10.18a	Subsection 13-10.18a
Conservation	5 acres	200	200	200	100	50	50	35 ft.	—	Not Applicable	Not Applicable	Subsection 13-10.19