

LAND DEVELOPMENT

Borough of Carteret
Development Ordinance
Bulk Schedule

[Amended 12-5-1978 by Ord. No. 78-31; 6-17-1980 by Ord. No. 80-6;
5-18-1989 by Ord. No. 89-23; 2-19-1998 by Ord. No. 98-4; 8-29-2000 by Ord. No. 0032]

Regulation	District								
	R-50	R-25	R-M(G)	R-M(T)	GB	HB	L1	HI-A	HI-B
Minimum single-family residential lot size (feet)	50 x 100	50 x 100	50 x 100	50 x 100	50 x 100	50 x 100	50 x 100	50 x 100	50 x 100
Minimum lot area (square feet)	5,000	5,000	2 acres ¹	5,000	2,500 ⁷	10,000	40,000	150,000	200,000
Minimum lot width (feet)	50	50	250	50	25	100	200	400	400
Minimum lot depth (feet)	100	100	300	100	100	100	200	350	500
Minimum front yard (feet)	20	15	20	20	3, 5	40	25	50	50
Minimum one side yard (feet)	4	4	50	²	--	10	25	25	75
Minimum combined side yard (feet)	12	7	100	²	--	20	50	50	150
Minimum rear yard (feet)	25	25	50	30	25	25	50 ³	50 ³	50 ³
Maximum height (feet)	30 ⁷	30 ⁷	40	35	35	60	60	60 ⁴	60 ⁴
Maximum height (stories)	2½	2½	3	2½	2½	4	4	--	4
Maximum building coverage (%)	35	50	25	40	75	70	50	50 ⁵	50
Minimum floor area per dwelling unit (square feet)	1,000	850	--	850	700	--	--	--	--
Maximum density (units/acre)	7	12	25	10	--	§--	--	--	--
Maximum dwelling units per building	1	2 ¹	16	6	49% of floor area	--	--	--	--
Minimum distance between buildings (feet)	15	6	25	25	--	--	50	50	50
Parking regulations	See § 160-107								
Maximum impervious coverage, front yards	50%	50%	--	--	--	--	--	--	--

11 - 15 - 2001

NOTES:

- ¹ Minimum of 2,500 square feet of lot area required per dwelling unit.
- ² No side yard required with party wall construction; otherwise minimum side yard is five feet.
- ³ No rear yard is required for those properties backing on the Arthur Kill River.
- ⁴ For every one foot a structure exceeds the height limit for the zone, each yard setback shall be increased 1½ feet over the minimum, but the height shall not exceed a maximum of 400 feet. This restriction shall not apply to an HI-A or HI-B Zone when it refers to a rear yard.
- ⁵ For every one foot a structure exceeds the height limit for the zone, each yard setback shall be increased 1½ feet over the minimum, but the height shall not exceed a maximum of 35 feet.
- ⁶ Minimum area requirement for a building with more than two dwelling units. For single-family detached and two-family dwellings, the minimum lot area and bulk standards in the R-25 District shall apply.
- ⁷ Minimum area requirement for commercial use.