

LAND USE REGULATIONS

25 Attachment 2

Borough of Keyport

Zoning Schedule
(Keyport Borough Code § 25-1-16)

[Ord. No. 13-90; Ord. No. 22-03; Ord. No. 4-05; Ord. No. 1-07; amended 12-18-2018 by Ord. No. 28-18]

District	Minimum Lot Requirements		Minimum Requirement Yard Depth						Maximum Height				Maximum Percent Lot Coverage				Maximum Percentage of Front Yard Coverage By Parking (%)
	Area (square feet)	Width (feet)	Principal Building				Accessory Building		Principal Building		Accessory Building		Principal Building (%)	Accessory Building (%)	Buildings Inclusive of Accessory Building (%)	All Buildings and Impervious Surface (%)	
			Front Yard (feet)	Minimum One Side Yard (feet)	Both Side Yard (feet)	Rear Yard (feet)	Side Yard (feet)	Rear Yard (feet)	Stories	Feet	Stories	Feet					
RA	5,000	50	20	6	16	15	3	3	2.5	30	1.5	16	30%	10%	40%	60%	30%
RB 1 family	5,000	50	20	6	16	15	3	15	2.5	30	1.5	16	30%	10%	40%	60%	30%
RB 2 family	7,500	75	20	6	16	20	3	15	2.5	30	1.5	16	30%	10%	40%	60%	30%
RC 1 family	5,000	50	20	6	16	15	3	15	2.5	30	1.5	16	30%	10%	40%	60%	30%
RC 2 family	7,500	75	20	6	16	20	3	15	2.5	30	1.5	16	30%	10%	40%	60%	30%
RC multifamily	For more than 2 residential units per lot, see § 25-1-7.4, Development standards																
NC	7,500	75	5	N/A	10	25	3	15	2	25	1.5	16	75%	15%	75%	90%	N/A
GC	N/A	N/A	N/A	N/A	Note 3	Note 3	Note 3	Note 3	N/A	Note 4	1.5	16	85%	15%	85%	90%	N/A
GC mixed-use	Note 5	N/A	N/A	N/A	Note 3	Note 3	Note 3	Note 3	N/A	Note 4	1.5	16	85%	15%	85%	90%	N/A
GMC	10,000	100	20	6	16	20	6	16	3	35	1.5	16	35%	15%	35%	90%	N/A
HC	10,000	100	50	6	16	20	6	16	3.5	40	1.5	16	35%	15%	35%	90%	N/A
HC Residential	For high density residential and mixed use development, see § 25-1-10.4, Development standards																
LI	12,500	100	15	6	16	25	6	16	3	40	1.5	16	50%	10%	50%	90%	N/A
I	15,000	100	15	6	16	25	10	10	3	40	1.5	16	50%	10%	50%	90%	N/A

N/A: Not applicable

Note 1: Sections 25-1-14 and 25-1-15 set forth general regulations which also govern the development of land and uses.

Note 2: No accessory structure shall be permitted in the required front yard area.

Note 3: Minimum setback from a residential district lot is 20 feet.

Note 4: The peak of the roof and any equipment shall not exceed an elevation of 70.0 feet referenced to Datum NAVD 88.

Note 5: For mixed residential/commercial use development in the GC Zone, see § 25-1-9.5, Development standards.