

CITY OF BAYONNE - ZONING TABLE OF BULK REQUIREMENTS									
R-2 DETACHED/ATTACHED RESIDENTIAL DISTRICT									
BLOCK 170, PROPOSED LOTS 2.01, 2.02, & 24.01									
	UNITS	R-2 REQ'D PERMITTED	PROPOSED LOT 2.01	STATUS	PROPOSED LOT 2.02	STATUS	PROPOSED LOT 24.01	STATUS	CITY OF BAYONNE MUNICIPAL CODE Ch. 35 ZONING REGULATIONS
PERMITTED USES		Detached single-family dwelling; detached two-family dwelling; home occupations; family day care home; essential services	Two-family dwelling	C	Single-family dwelling	C	N/A	N/A	35-3.3.1.7
CONDITIONAL USES		Religious institutions; churches; synagogues; mosques; temples; convents; rectories, etc.	N/A	N/A	N/A	N/A	Religious Institution, Church	ENC	35-3.3.2
MIN LOT AREA	SF	30,000	N/A	N/A	N/A	N/A	N/A	N/A	35-3.2.1.a
MIN SETBACK FROM PROPERTY LINE	FT	30	N/A	N/A	N/A	N/A	3.6	V	35-3.2.1.b
MIN LANDSCAPED BUFFER		A 10-foot landscaped buffer strip shall be established along each adjacent property line consisting of plantings at least five feet high. Appurtenant, such other area may contain a driveway accessing an off-street parking area, provided that the parking area itself is not within the buffer area.	N/A	N/A	N/A	N/A	0	ENC	35-3.2.1.c
REQUIRED ACCESSORY USE		On other parking	0	ENC	0	ENC	0'	ENC	35-3.3.1
PERMITTED ACCESSORY USES		Private sheds and other structures customarily associated with a residential use; private swimming pools; parking garages for residential uses; parking garages for not more than one commercial truck.	N/A	N/A	N/A	N/A	Annex	V	35-3.3.1.4
MIN LOT AREA	SF	3,000	2,015	V	2,100	V	N/A	N/A	35-3.3.1.1
MIN LOT FRONTAGE	FT	30	26.0	V	24.0	V	N/A	N/A	35-3.3.2
MIN LOT WIDTH	FT	30	26.0	V	24.0	V	N/A	N/A	35-3.3.2
MIN LOT DEPTH	FT	100	77.5	V	87.5	V	N/A	N/A	35-3.3.2
MIN FRONT YARD SETBACK	FT	20	24.6	C	19.3	ENC	N/A	N/A	35-3.3.3
MIN REAR YARD SETBACK	FT	20	8.0	V	21.7	C	N/A	N/A	35-3.3.4
MIN REAR YARD SETBACK (ACCESSORY)	FT	3	N/A	N/A	N/A	N/A	N/A	N/A	35-3.3.4
MIN SIDE YARD SETBACK ONE SIDE	FT	3	1.0	V	0.0	V	N/A	N/A	35-3.3.5
MIN SIDE YARD SETBACK BOTH SIDES	FT	6	5.4	V	3.1	V	N/A	N/A	35-3.3.5
MIN SIDE YARD SETBACK (ACCESSORY)	FT	3	N/A	N/A	N/A	N/A	N/A	N/A	35-3.3.5
MAX BUILDING HEIGHT (PRINCIPAL)	STORIES	2 1/2 / 35'	2 1/2 / 29'	C	2 1/2 / 29'	C	N/A	N/A	35-3.3.6
MAX BUILDING HEIGHT (ACCESSORY)	STORIES	1 1/2 / 15'	N/A	N/A	N/A	N/A	N/A	N/A	35-3.3.6
MAX LOT COVERAGE	%	75%	81.4%	V	65.0%	C	80.0%	N/A	35-3.3.7
MAX PROJECTIONS	FT	Open decks and porches, stoops, and balconies may project into the required set space for a distance not to exceed 8 feet, provided they are not closer than 3 feet from any property line not closer than 10 feet to an adjacent structure.	9.0	ENC	5.5	C	14.2	ENC	35-3.3.12
MIN PARKING STANDARDS	SPACE	Single, double, three-car and multiple family dwellings: 1 bedroom: 1 space per unit; 2 bedrooms: 1 1/4 space per unit; 3 bedrooms: 1 1/2 space per unit; Church or temple: 1 space per 4 seats or 75 square feet of floor space in parking area otherwise as greater.	0	ENC	0	ENC	0	ENC	35-17.6.b
MAX NUMBER OF DRIVEWAY CURB CUTS	NO		0	C	0	C	0	C	35-17.5.a
MAX DRIVEWAY CURB CUT WIDTH	FT		N/A	N/A	N/A	N/A	N/A	N/A	35-17.5.a

C	Complex
V	Variance Required
ENC	Existing Nonconforming
N/A	Not Applicable

Proposed Lot 24.01		Proposed Lot 2.01		Proposed Lot 2.02	
Impervious Coverage Lot 24.01	Square Feet	Impervious Coverage Lot 2.01	Square Feet	Impervious Coverage Lot 2.02	Square Feet
Church	2604.6	House	970.6	House	763
Church Annex	1383.4	Porch & Steps	128	Porch & Steps	28
Concrete	2798	Wall & Steps	31	Wall & Steps	18
Front Porch & Steps	326	Southeasterly Concrete	438	Concrete	544
Front Steps to Basement	63	Northwesterly Concrete	68	Rear Wall	11
Rear Wall	57	Northerly Wall	4		
3 AC Units	12	Total Impervious	1639.6	Total Impervious	1364
Rear Steps & Chimney	138	Lot Area	2014.56	Lot Area	2099.88
Front Left Wall	3	Percent Impervious	81.39%	Percent Impervious	64.96%
Church Annex Steps	7				
Total Impervious	7392				
Lot Area	9245.85				
Percent Impervious	79.95%				



I certify to the best of my knowledge, information and belief that this land survey dated has been made under my supervision and meets the minimum survey detail requirements of the State Board of Professional Engineers and Land Surveyors and that the out-of-bound corner markers as shown have been found, or set.

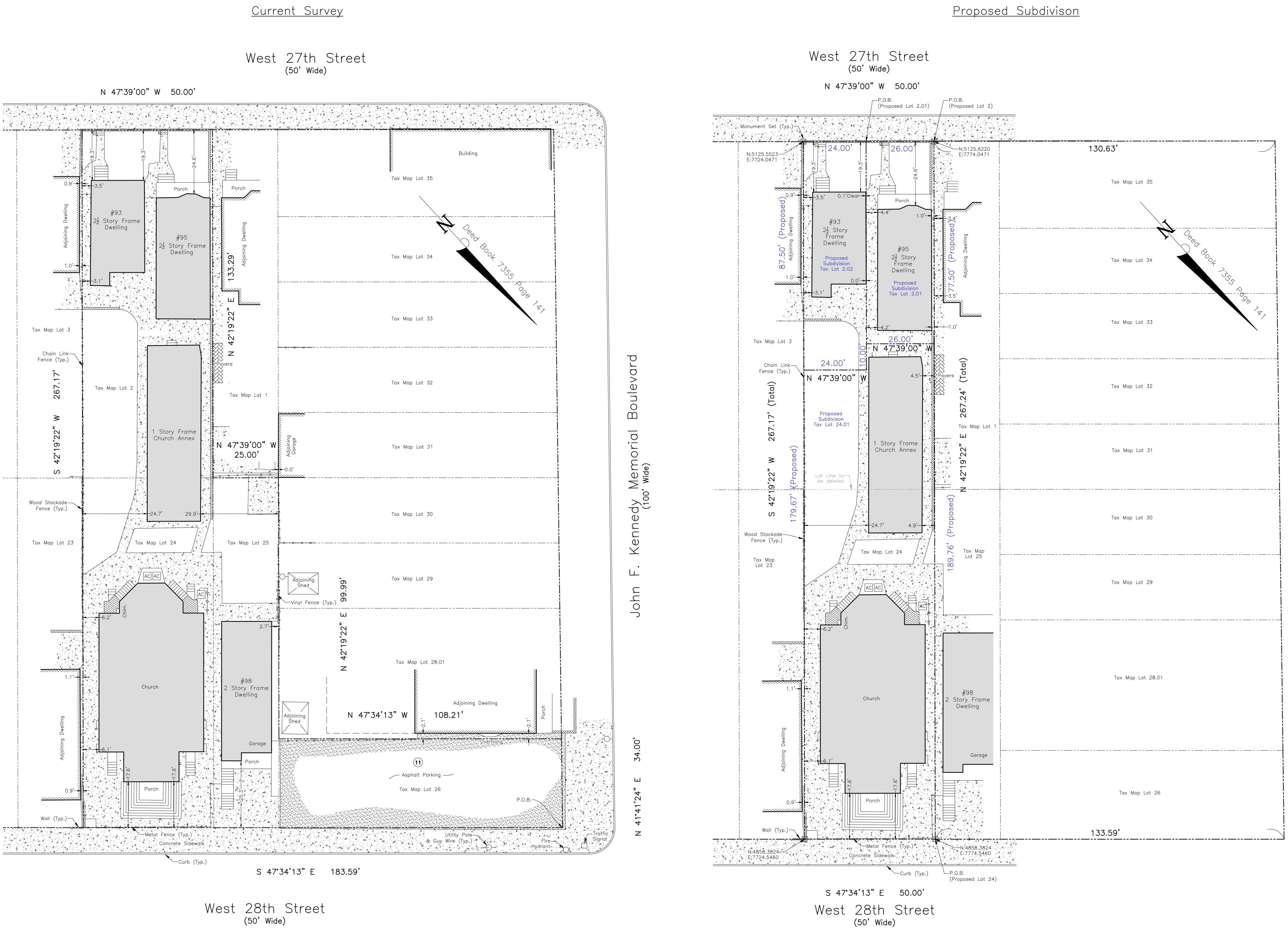
*Andrew A. Schmidt*

- References:
- KNOWN AND DESIGNATED as Lots 1, 2, 24, 25 & 26 Block 170 as shown on the current Tax Assessment Map, City of Bayonne, Hudson County, New Jersey.
  - Deed Book 7355 Page 141 (for meridian)

- Notes:
- This survey is for title purpose only.
  - Only surface conditions are shown on this map. The surveyor takes no responsibility for buried pipes, wires, wells, and other utilities.
  - Property subject to easements and restrictions of record and findings of a current title report.

This Survey is certified to:  
Robert Pierce and Stephen Wanko

Revisions:  
- Set Monuments on February 23, 2022.  
- Adjusted Subdivision Lines on May 2, 2022.  
- Updated Zoning Table May 25, 2022



Current Survey

Proposed Subdivision

West 27th Street  
(50' Wide)

West 27th Street  
(50' Wide)

West 28th Street  
(50' Wide)

West 28th Street  
(50' Wide)

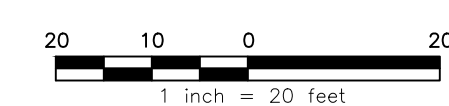
John F. Kennedy Memorial Boulevard  
(100' Wide)

John F. Kennedy Memorial Boulevard  
(100' Wide)



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Certificate of Authorization No. 24GA28182800

Minor Subdivision, Tax Map Lots 1, 2, 24, 25 & 26, Block 170  
City of Bayonne  
Hudson County, New Jersey



Drawn:	Checked:	Date:	Scale:
JT	AS	3-26-21	1" = 20'

Andrew A. Schmidt  
NJ Professional  
Land Surveyor  
No. 24G504330100