

PROPOSED OFFICE USE - THE CITY OF BAYONNE ZONING TABLE OF BULK REQUIREMENTS OFFICE/RETAIL SERVICE DISTRICT (BROADWAY CORRIDOR) - ORS					
271 BROADWAY (BLOCK 267, LOT 23)					
Exisiting Use: Retail (Barber) Proposed Use: Office (Mortgage Broker)					
Bayonne Zoning Ordinance					
ZONING REGULATION:	REQUIRED / PERMITTED	EXISTING [NOTE 1]	PROPOSED	STATUS	CODE REFERENCE
Permitted Principal Uses	Professional and business offices, government offices, retail commercial uses, essential services	Retail (Barber)	Business Office	V [D(1)]	<i>BZO § 35-5.12.a</i>
Required Accessory Use: Parking	Required	None	None	V	<i>BZO § 35-5.12.b</i>
	1 space per 400 square feet (2 spaces required for approx 653 s.f of office use)				<i>BZO § 35-17.6</i>
Required Accessory Use: Loading	Each lot on which a building for nonresidential use is hereafter erected or substantially altered shall make provision for loading and unloading.	None	No Change	C	<i>BZO § 35-17.8</i>
Permitted Aecessory Uses	Fences and signs		Sign	C	<i>BZO § 35-5.12.c</i>
Conditional Uses	Places of worship, nursery schools/day care centers, mixed use commercial development		N/A	C	<i>BZO § 35-5.12.d</i>
Minimum Lot Size	No requirements	Approx. 2,648.5 s.f	No Change	C	<i>BZO § 35-5.12.e.1</i>
Minimum Lot Width	35 feet	Approx. 24.4 feet	No Change	EC	<i>BZO § 35-5.12.e.2</i>
Front Yard Setback	No requirements	Approx. 0 feet	No Change	C	<i>BZO § 35-5.12.e.3</i>
Minimum Rear Yard Setback	20 feet	Approx. 68 feet	No Change	C	<i>BZO § 35-5.12.e.4</i>
Minimum Side Yard Setback	0 feet	Approx. 0 feet	No Change	C	<i>BZO § 35-5.12.e.5</i>
Maximum Building Height: Feet/Stories	35 feet/ 3 stories	Approx. 30 feet/3 stories	No Change	C	<i>BZO § 35-5.12.e.6</i>
Maximum Lot Coverage	70%	Approx. 37.5%	No Change	C	<i>BZO § 35-5.12.e.7</i>
Maximum FAR	2.8	Approx. 1.12	No Change	C	<i>BZO § 35-5.12.e.8</i>
Abbreviations: C - Complies/Conforms to specified code EC - Existing Condition is Considered Conforming V - Variance from Municipal Ordinance Required N/A - Not applicable TBD - To Be Determined					
Notes					
1. Existing conditions calculations are based off tax map and available aerial images from nearmap					

