



# City of Bayonne

## DEPARTMENT OF PLANNING, ZONING AND DEVELOPMENT

MUNICIPAL BUILDING

630 AVENUE C

BAYONNE, NJ 07002

TELEPHONE: 201-858-6110 E-MAIL: TTuohy@BAYNJ.org



JAMES M. DAVIS  
MAYOR

JOSEPH D. SKILLENDER, JR., ESQ.  
DIRECTOR

### Zoning Permit Information for Off-Street Parking

1. Fill out the attached zoning permit application after you have read through the ordinance requirements.
2. Two sets of plans prepared by a licensed design professional, such as an architect or engineer are required.
3. Two copies of a current and accurate property survey are required. The survey must be to-scale.
4. A street tree is required to be planted and must be shown on the plans.
5. Payment of \$100 (in the form of money order or check payable to the City of Bayonne) IS DUE AT THE TIME OF SUBMISSION along with the items 1-4 listed above. Bring to Room #18A.

**\*(Separate Building Department permits may also be required)\***

*Please note for existing one- and two- family houses, the minimum parking stall size is 16.5 feet deep by 10 feet wide. The depth is measured from the front property line to the structure. You would need to look at the property survey to see where the front property line is.*

*In addition, Impervious coverage by definition shall mean any material which generally reduces or prevents absorption of stormwater into the ground, including but not limited to buildings, parking areas, driveways, sidewalks, paving and patios, but not swimming pools. All required parking areas which are permitted to remain unimproved and all gravel areas shall be considered as impervious surfaces.*

## **35-17 OFF-STREET PARKING AND LOADING.**

### **35-17.1 Scope.**

The provisions of this section shall apply and govern in all zoning districts, with the exception of existing structures in the C-1, C-2, ORS, UBD and CBD districts. (Ord. No. O-95-12 § 33-7.1)

### **35-17.2 Location.**

All parking spaces required herein shall be located on the same lot with the building or use served, however, parking spaces required for nonresidential uses may be located on a separate lot within two hundred fifty (250) feet of the principal building, provided it is located within the same zone district. (Ord. No. O-95-12, § 33-7.2)

### **35-17.3 Joint Parking Facilities.**

Any owner of property, which is permitted for nonresidential uses, may meet the required parking provisions of this section by participating in a joint parking program involving two (2) or more business uses; provided that:

a. The area for the parking facilities shall be adequate to provide the sum total of off-street parking space requirements of such joint uses.

b. In any case, where the required parking spaces are not located on the same lot with the building(s) or use(s) served, or where such spaces are collectively or jointly provided and used, such parking space shall be established by a recorded covenant or agreement as parking space to be used in conjunction with the principal use and shall be reserved as such through an encumbrance on the title of the property to be designated as required parking space, such encumbrance to be valid for the total period the use or uses for which the parking is needed are in existence. Such agreement or covenant shall be duly recorded in the Office of the County Registrar of Deeds.  
(Ord. No. O-95-12 § 7.3)

### **35-17.4 Parking, Storage and Other Use Restrictions.**

a. A parking area shall not be used for the sale, repair, dismantling or servicing of any vehicles, equipment, materials or supplies.

b. No major recreational equipment shall be parked or stored on any lot in a residential district except in a carport or enclosed building or behind the nearest portion of a building to a street, provided however, that such equipment may be parked anywhere on residential premises not to exceed twenty-four (24) hours during loading or unloading. No such equipment shall be used for living, sleeping, or housekeeping purposes when parked or stored on a residential lot, or in any location not approved for such use. For purposes of these regulations, major recreational equipment is defined as including boats and boat trailers, travel trailers, pick-up campers or coaches (designed to be mounted on automotive vehicles), motorized dwellings, tent trailers, and the like.

c. In all residential districts, overnight parking of any commercial vehicle having a gross weight which exceeds twelve thousand (12,000) pounds is prohibited in any open or enclosed part of the property.

d. Automotive vehicles or trailers of any kind or type without current license plates shall not be parked or stored on any residentially used or zoned property other than in completely enclosed buildings.

e. No space within an existing residential structure used as garage space for vehicles shall be converted into additional living space, unless such parking area is replaced by a new parking area accommodating an equal number of vehicles located in a permissible area.  
(Ord. No. O-95-12 § 7.5; Ord. No. O-01-19 [33-17.4])

**35-17.5 Design Regulations.**

a. *Size of Parking Stall and Driveway Curb Cuts.* Minimum parking stall size for single, double and townhouse residential structures shall be ten (10) feet in width by twenty (20) feet in depth, provided that where the configuration of a one- of two-family dwelling existing on the effective date of this ordinance precludes a parking stall of twenty (20) feet in depth, a parking stall no less than sixteen and one-half (16.5) feet in depth may be permitted; provided further than that at no time shall any vehicle parked therein encroach upon a public right-of-way. Minimum parking stall size for all other uses shall be nine (9) feet in width by eighteen (18) feet in depth.

In residential and commercial zones, no driveway curb cut shall exceed ten (10) feet in width and there shall be no more than one (1) driveway curb cut per lot. In all other zones, driveway curb cuts shall be in accordance with the engineer's standards for the proposed use.

b. *Parking Bays.* Parking areas or lots shall be designed in accordance with the following standards:

Parking Arrangement	Bay width (ft.)	
	Single	Double
Parallel Parking	17*	26*
30 degree angle parking	33*	50*
45 degree angle parking	33*	50*
60 degree angle parking	36*	55*
90 degree angle parking	42	60

\*One way circulation pattern only

c. *Yard Requirements.* All parking areas shall comply with the following yard requirements:

1. Accessory parking for single family, double family and townhouse dwellings may be located in any yard, provided that front yard parking be limited to no more than two (2) spaces.

2. Accessory parking for multiple family dwellings and commercial uses may be located in any yard provided that no parking area be located closer than five (5) feet from any street right-of-way and three (3) feet from any other property line.

d. *Screening.* All parking areas shall be attractively landscaped, and screened from the street and adjoining residential properties. Screening shall be not less than four (4) feet high or higher than six (6) feet and constructed from materials which harmonize with the character of the neighborhood. Some evergreen plant materials shall be used to give year-round landscaping. A masonry screen may be substituted for the planting and shall be not less than four (4) or more than five (5) feet in height. This section shall not apply to single family, two-family and townhouse dwellings.

In the case of structure parking, the facades of parking structures fronting on public rights-of-way shall be finished with a decorative open screen of masonry, metal or other appropriate material.

e. *Lighting.* Adequate lighting shall be provided for parking lots in operation between the hours from dusk until dawn and so designed as to eliminate glare to nearby residents and moving traffic.

f. *Marking.* Except for single, double and townhouse dwellings, all parking spaces within any parking area shall be clearly delineated by means of pavement markings to show the parking arrangement within the parking areas.

The stalls shall be clearly marked and so designed, maintained and regulated that no maneuvering incidental to parking shall be on any public street, walk or alley, and so that any automobile may be parked and unparked without moving another.

g. *"Stacking" of Cars.* In parking lots with attendant parking the "stacking" of cars will be limited to a depth of two (2) cars so that no more than one (1) car must be moved in order to get any car out of the lot. For stacking purposes a parking space shall be measured on the basis of not less than two hundred (200) square feet per car.

Further, stacking of cars shall be permitted for purposes of calculating off-street parking spaces pursuant to subsection 35-17.6b only for single family, double family, and townhouse dwellings on individual lots. Such stacking shall be limited to space required between a ground floor garage and the street line and be no more than two (2) cars in depth.

(Ord. No. O-95-12 § 33-7.5; Ord. No. O-01-19 § 20 [33-17.5])

### **35-17.6 Parking Space Requirements.**

a. *Interpretation.*

1. Similar Uses and Requirements. In the case of a use not specifically mentioned in paragraph b. below, the requirements of off-street parking facilities for a similar use, which is mentioned, shall apply.

2. Storage of Trucks or Other Vehicles. The parking space requirements as prescribed in paragraph b. below are in addition to space for storage of trucks or other vehicles used in connection with any use.

3. Employees. Parking spaces required on an employee basis shall be based on the maximum number of employees on duty or residing, or both, on the premises at any one time.

4. Fractions. When units of measurement result in the requirement of a fractional space, any fraction shall require one (1) parking space.

b. *Schedule of Parking Space Regulations.* Off-street parking spaces shall be provided in accordance with the minimum requirements as hereinafter set forth.

<b>Use or Use Category</b>	<b>Minimum Spaces</b>	<b>Per Measurement Unit</b>
1. Residential Uses:		
Efficiency apartments	1	Dwelling unit
Single, double, townhouse and multiple family dwellings:		
1 bedroom	1	Dwelling unit
2 bedrooms	1 1/4	Dwelling unit
3 bedrooms	1 1/2	Dwelling unit
Senior citizen housing	1/2	Dwelling unit
Hotel and motel	1	Each guest room or suite
Additional requirement	1	Each employee
Parsonage, rectory, convent and nunnery	1	1,000 sq. ft. or area
2. Institutional and Public Assembly Uses:		
Auditorium, gymnasiums and other places of assembly	1	4 seats or 75 sq. ft. of floor space in seating area which ever is greater
Church or temple	1	4 seats in the main auditorium or their equivalent
Elementary and junior high school	1	Each classroom
Additional requirement	1	15 seats in the main auditorium or 3 non-teaching employees, whichever is greater
High School	2	Each classroom

Additional requirement		10 seats in the main auditorium or 3 non-teaching employees, whichever is greater
Hospital	1	3 beds
Additional requirement	1	2 employees
Libraries, art galleries and museums	1	400 sq. ft. of floor area
Long-term care facilities	1	3 beds
Nursery School	1	Each employee, plus 1 space for each 500 sq. ft. of floor area
<b>Use or Use Category</b>	<b>Minimum Spaces</b>	<b>Per Measurement Unit</b>
Social club, lodge or fraternal organization	1	150 sq. ft. of floor area
3. Commercial Uses:		
Amusement place, dance hall, skating rink, swimming pool	2	200 sq. ft. of floor space
Automobile and boat sales	1	500 sq. ft. of floor area open to the public, plus 1 space for each 3,000 sq. ft. of storage
Automobile laundry	1	1 wash rack
Additional requirement	1	2 employees
Automobile repair area	1	200 sq. ft. of floor
Barber shop and beauty parlor (over 2,000 sq. ft.)	2	Each chair
Additional requirement	1	Each employee
Bowling alley	5	Each alley
Bus station	1	100 sq. ft. of waiting room area
Funeral home or mortuary area	1	75 sq. ft. of floor area of viewing rooms
Gasoline filling station	1	Each island of pumps and each service bay

Additional requirement	1	2 employees
Golf courses	7	Hole, exclusive of any other uses provided in conjunction with the golf course
Laundromat or dry cleaning (over 2,000 sq. ft.)	1	3 washing machines
<b>Use or Use Category</b>	<b>Minimum Spaces</b>	<b>Per Measurement Unit</b>
Office and office building area	1	400 sq. ft. of floor area, excluding common hallways, utility and basements
Restaurants and cocktail lounges	1	4 seats
Restaurants (drive-in)	1	25 sq. ft. of retail sales and seating floor area
Retail store or personal service establishment (under 2,000 sq. ft.)	0	
Retail store or personal service establishment (unless listed separately) and banks (over 2,000 sq. ft.)	1	300 sq. ft. of floor area
Theater (indoor)	1	4 seats or 75 sq. ft. of floor space in seating area, whichever is greater
4. Industrial Uses:		
Manufacturing, laboratory, warehousing establishments and truck terminals	1	200 employees or 1,000 sq. ft., whichever is greater
Additional requirement	1	Each vehicle used in the conduct of the enterprise

(Ord. No. O-95-12 § 33-7.6)

### **35-17.7 Waiver.**

The Planning Board or Zoning Board of Adjustment may waive up to fifty (50%) percent of the required number of parking space for all nonresidential uses based upon evidence provided by applicant that owing to the nature of use operation, management, employment records or other independent survey shows the calculated number of parking spaces is not required to meet

the needs of the applicant. In such case, an area shall be reserved that can readily be converted to off-street parking in accordance with this chapter. (Ord. No. O-95-12 § 33-7.7)

**35-17.8 Off-Street Loading and Unloading.**

Each lot on which a building for nonresidential use is hereafter erected or substantially altered shall make provision for loading and unloading which will not interfere with traffic on the main street or streets on which the use is located.

a. *Location.* Off-street loading and unloading space shall be located on the same lot as the structure for which provided. Such space may be provided on aisle or driveway required for off-street parking, but only located in a side or rear yard and not closer than five (5) feet from any property line.

b. *Loading Berth.* Loading berth shall have at least ten (10) feet in width and twenty-five (25) feet in length, with a minimum of fourteen (14) foot height clearance and having direct access to a street.

c. *Space Requirement.* In the C and I Districts off-street loading berths shall be provided in accordance with the following:

<b>Uses</b>	<b>Square Feet of Floor Area</b>	<b>Required Off-Street Loading Berth</b>
Offices, hotels	From 10,000 to 25,000	1
Retail, commercial	From 25,000 to 40,000	2
Wholesale, manufacturing, storage and miscellaneous uses	From 40,000 to 60,000	3
	For each additional 50,000 or major fraction thereof	1 additional

(Ord. No. O-95-12 § 33-7.8)

**35-18 - 35-24 RESERVED.**



**City of Bayonne**  
**DEPARTMENT OF PLANNING, ZONING**  
**AND DEVELOPMENT**  
**MUNICIPAL BUILDING**  
**630 AVENUE C**  
**BAYONNE, NJ 07002**  
**TELEPHONE: 201-858-6110 E-MAIL: TTuohy@BAYNJ.org**



**JAMES M. DAVIS**  
**MAYOR**

## Zoning Permit Application

**Date Received:** \_\_\_\_\_  
**Date Issued:** \_\_\_\_\_  
**Application #:** \_\_\_\_\_  
**Permit #:** \_\_\_\_\_  
**Board App #:** \_\_\_\_\_

**Property Information**

Property Address: \_\_\_\_\_ Block: \_\_\_\_\_ Lot: \_\_\_\_\_ Zone District: \_\_\_\_\_

**Applicant's Information:**

Business Name: \_\_\_\_\_ Phone #: \_\_\_\_\_

Person to Contact: \_\_\_\_\_ E-Mail: \_\_\_\_\_

Address: \_\_\_\_\_ City: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_

Sole Proprietorship    General Partnership    C-Corporation    S- Corporation  
 LP    LLP    LLLP    LLC    PLLC   Registered Agent: \_\_\_\_\_

**Property Owner's Information  Check here if owner is the applicant. If not, complete this section.**

Property Owner Name: \_\_\_\_\_ Phone #: \_\_\_\_\_

Person to Contact (if different): \_\_\_\_\_ E-Mail: \_\_\_\_\_

Address: \_\_\_\_\_ City: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_

Sole Proprietorship    General Partnership    C-Corporation    S- Corporation  
 LP    LLP    LLLP    LLC    PLLC   Registered Agent: \_\_\_\_\_

**Current or Last Use of Property**

Single Family    Two Family    Multi Family (# of units \_\_\_\_\_)    Townhouse/Condo  
 Commercial (Specify type of business): \_\_\_\_\_    Vacant Land  
 Industrial (Specify type of business): \_\_\_\_\_  
 Other (describe): \_\_\_\_\_

**Proposed Use of Property**

Single Family    Two Family    Multi Family (# of units \_\_\_\_\_)    Townhouse/Condo  
 Commercial (Specify type of business): \_\_\_\_\_    Vacant Land  
 Industrial (Specify type of business): \_\_\_\_\_  
 Other (describe): \_\_\_\_\_

**Type of Zoning Permit Requested**

New Construction    Alteration/Addition    Demolition    Off-Street Parking  
 In-Ground Pool/Spa    Above-Ground Pool/Spa    Deck/Porch    Sign  
 Accessory Structure (Shed, Detached Garage, Gazebo, etc.)    Fence – Height: \_\_\_\_\_  
 Certification of Nonconforming Use/Structure    Temporary Use/Sign  
 Use or Change of Use    Other (describe): \_\_\_\_\_

***\*Percentage of pervious coverage (grass, dirt, garden, trees, bushes, etc.) only applicable for the installation of pavers, detached shed, garage or deck) = \_\_\_\_\_***

**IMPERVIOUS COVERAGE** — Shall mean any material which generally reduces or prevents absorption of stormwater into the ground, including but not limited to buildings, parking areas, driveways, sidewalks, paving and patios, but not swimming pools. All required parking areas which are permitted to remain unimproved and all gravel areas shall be considered as impervious surfaces

**Detailed Description of Proposed Work or Use** (attach additional sheets when necessary)

For proposed Use or Change of Use please provide a letter describing the principal use and any accessory use as well as a floor plan drawing indicating how the space would be allocated (PLEASE PRINT).

---

---

---

---

1. This application must be accompanied by sufficient information for the Zoning Officer to render a decision, including but not limited to the following:

(1) two true, accurate and to-scale copies of a current property survey (except when applying for a CCO) showing the proposed location of the work, drawn to scale; and

(2) plot plans with lot lines, all existing and proposed buildings, alterations and/or additions with appropriate dimensions and elevations; and

(3) where there is an easement or any other type of shared property rights, a complete copy of the filed deed on record with the Hudson County Register's Office, together with all exhibits to the deed that clearly reflect any and all easements or restrictions affecting the property.

2. If there is any easement or restriction on your property and that easement or restriction is affected in any way by the proposed work, you must provide with this permit application the written and notarized authorization to perform the proposed work by the property owner(s) who are in any way affected by the easement or restriction.

By signing this application, I am certifying under penalties of perjury that the above-stated information and any documents submitted in support of this application are true, complete and accurate; that the survey (if applicable) submitted with this application is a true representation of the property with the exception of any proposed work as part of this application; and that the copy of the filed deed that is submitted in support of this application is a true, accurate and complete copy of the deed that is recorded in the Hudson County Clerk's Office and includes any and all information regarding any easements or restrictions affecting my property.

\_\_\_\_\_  
Signature of Applicant

\_\_\_\_\_  
Date

\_\_\_\_\_  
Printed Name of Applicant