

Borough of Shrewsbury
SCHEDULE OF ZONING DISTRICT REGULATIONS

Zone District	Minimum Lot Area (Square Feet)	Minimum Lot Width & Frontage (Feet)	Minimum Yard Requirements (Feet)				Minimum Lot Depth (Feet)	Maximum Building Height ²		Minimum Gross Habitable Living Area (S.F.)				Minimum Gross Floor Area (Square Feet)	Maximum Impervious Lot Coverage (%)	Maximum Building Coverage (%)	Maximum Floor Area Ratio
			Front	Rear		Side		Feet	Stories	1 Story	1 ½ Story	Split Level	2 Story				
				Principal	Accessory ¹												
RESIDENTIAL																	
R-1 Single Family	45,000	150	50	50	20	30	-	35	2.5	1,800	2,000	2,000	2,200	-	25	10	-
R-1A Single Family	45,000	150	50	50	15	30	-	35	2.5	1,800	2,000	2,200	2,200	-	25	10	-
R-1A Cluster Option	22,500	150	50	50	15	25	-	35	2.5	1,500	1,600	1,650	1,800	-	25	10	-
R-1B Single Family Senior Citizen	217,800	400	75	50 ³	25 ²	50 ¹	-	35 ⁷	2.5 ⁷	-	-	-	-	-	40	20	-
R-2 Single Family	22,500	150	50	50	15	25	-	35	2.5	1,500	1,600	1,650	1,800	-	30	10	-
R-3 Single Family	15,000	100	35	35	10	15	-	35	2.5	1,200	1,300	1,300	1,400	-	35	15	-
R-4 Single Family	10,000	65	35	35	10	10	-	35	2.5	1,000	1,100	1,200	1,250	-	40	20	-
R-4.5 Single Family	8,000	60	30	35	10	9	-	35	2.5	900	1,100	1,200	1,250	-	40	20	-
R-5 Single Family	6,000	50	20	35	15	8	-	35	2.5	800	1,000	1,100	1,200	-	35	25	-
PSC-3 Planned Senior Citizen Residential Zone	<i>Please Refer to § 94-10.15</i>																
AH-MF-8 Affordable Housing Multi-Family Overlay Zone	<i>See § 94-10.16 AH-MF-8 Affordable Housing Multi-Family - 8 Overlay Zone</i>																
BUSINESS																	
B-1 General	20,000	150	15	30	5	5	-	30	2	-	-	-	-	625	65	40	0.40
B-2 Shopping/Office Center	300,000	400	100	30	25	25	-	40	3	-	-	-	-	20,000	60	30	0.30
B-3 Business Service	10,000	50	15	75	50	10	200	35	2.5	-	-	-	-	625	65	40	0.40
HC/PO Highway Commercial	120,000	200	150	30	30	25	-	40	3	-	-	-	-	20,000	60	30	0.30
P-1 Professional	40,000	100	50	30	15	15	-	35	2.5	-	-	-	-	625	60	30	0.30
LI Light Industrial	40,000	75	35	30	30	15	-	40	3	-	-	-	-	1,000	65	40	0.40
LIR-60 Limited Industrial Research	60,000	200	50 ³	25 ^{3,4}	25 ⁴	25 ⁴	300	40	3	-	-	-	-	5000 ⁶	60	30	0.30
LIR-88 Limited Industrial Research	88,000	250	50 ³	25 ^{3,4}	25 ⁴	25 ^{4,5}	250	40	3	-	-	-	-	5000 ⁶	60	30	0.30

NOTES:

- ¹. Five (5) feet for fireproof accessory buildings not exceeding 100 square feet.
- ². Accessory buildings and freestanding garages shall not exceed 16 feet nor 1 story in height.
- ³. Combined front and rear yards shall not be less than 175 feet.
- ⁴. No building shall be constructed within 75 feet of any property zoned for residential use.
- ⁵. Total width of side yards shall be 100 feet.
- ⁶. Measured at Ground Floor Level.
- ⁷. Amended 11/13/1995 by Ord. No. 708.