

ZONING

90 Attachment 1

Borough of Lavallette

Schedule of Area, Yard and Building Requirements

[Amended 3-26-2007 by Ord. No. 2007-01(1012); 5-24-2010 by Ord. No. 2010-07 (1079); 12-20-2010 by Ord. No. 2010-17 (1089)]

Zone	Minimum Size of Lot			Minimum Required Yard Areas						Maximum Height		Lot Coverage	
	Area (square feet)	Width (feet)	Depth (feet)	Principal Building ¹			Accessory ²		Stories ³	Feet	Structure Coverage	Ground Coverage	
				Type	Front Yard (feet)	Each Side Yard (feet)	Rear Yard (feet)	Side Yard (feet)					Rear Yard (feet)
Residence A	5,000	50	100	All	15	5/10	20 ⁵	3	3	2 1/2	30	37%	20%
Residence B	5,000	45/50 ⁴	100	All	25	5/10	20	5	5	2 1/2	30	37%	20%
Residence C	3,400	40	85	All	20	4/8	20 ⁵	3	3	2 1/2	30	37%	20%
Residence D	4,000	40	100	All	20	6/6	20	n/a	n/a	2 1/2	30	37%	20%
Business 1	5,000	50		Commercial	7	5/5	5	n/a	n/a	2 1/2	30	n/a	n/a
				Residential	15	5/10	20	3	3 ⁶	2 1/2	30	37%	n/a
Business 2	5,000	50		All	7	5/5	5	n/a	n/a	2 1/2	30	n/a	n/a

The above is a schedule of some of the general requirements contained within each of the Zoning Districts; specific requirements are contained within the Zoning Chapter.

NOTES:

- ¹ Corner lots are subject to other yard requirements.
- ² Unattached garage shall be at least 10 feet from any other building on the lot; maximum height of 18 feet.
- ³ Half-stories shall have a ridge height of six feet or less.
- ⁴ Lots shall have a minimum average lot width of 50 feet and a minimum lot depth of 100 feet or a minimum average lot width of 45 feet and 5,000 square feet of total area.
- ⁵ For oceanfront properties, no building shall be built, constructed or placed in the most easterly 30 feet of the lot.
- ⁶ Only applies to unattached garages. No other accessory uses are permitted.

XXXXX CODE