

**Longport Borough Zoning Ordinance
Schedule of District Regulations**

Part 1

Zones	Permitted Uses	Maximum-Minimum Building Standards							Maximum Percentage of Lot Coverage	Conditional Uses
		Minimum Lot Size			Minimum Yard Dimensions (feet)					
		Area (square feet)	Width (feet)	Depth (feet)	Front	Side	Rear	Maximum Height		
	All principal uses and accessory uses in the following lists, except those related to a single development involving only 1 single-family or two-family dwelling or except as provided elsewhere in this chapter, shall be subject to the provisions of § 167-42 in addition to complying with all other applicable regulations. The following uses are expressly prohibited in all districts; industry and manufacturing, agriculture, mobile homes, junkyards, and disposal of waste or scrap material.									All uses listed below may only be permitted in accordance with § 167-42. All applications for conditional uses shall be accompanied by required site plans. All conditional uses shall comply with the standards and requirements contained in this chapter or attached as conditions by the Planning Board.
RSF-1	In any RSF-1 District, only the following uses shall be permitted by right: Principal uses Single-family dwellings Essential services Accessory uses, located on the same lot as a permitted principal use Normal residential accessory uses, including home occupation as defined in § 15-37 Swimming pools as per § 167-26 Tennis and other game courts, subject to the provisions of § 167-20B(2) Off-street loading and parking areas as per § 167-22 Fences, walls and hedges as per § 167-20 2 private boat slips as per § 167-17.1B(6)	4,500	50	90	10	7	15	See § 167-12	Lot Coverage: 75% Building Coverage: 50%	Churches, chapels, and parish home as per § 167-42
RSF-2	In any RSF-2 District, only the following uses shall be permitted by right: Principal uses Same as RSF-1 Accessory uses, located on the same lot as a permitted principal use Same as RSF-1	4,500	65	62	10	7	15	See § 167-12	Lot Coverage: 75% Building Coverage: 50%	Same as RSF-1
RSF-3	In any RSF-3 District, only the following uses shall be permitted by right: Principal uses Same as RSF-1 with the addition of professional offices existing at the time of this chapter Accessory uses, located on the same lot as a permitted principal use Same as RSF-1	3,000	45	60	6	6	10		Lot Coverage: 75% Building Coverage: 50%	Same as RSF-1
C-M/H	In any C-M/H District, only the following uses shall be permitted by right: Principal uses Motel or hotel existing addition of professional offices existing at the time of this chapter Accessory uses, located on the same lot as a permitted principal use Signs as per § 167-25 Off-street loading and parking areas per § 167-22 Fences, walls and hedges as per § 167-20	6,000	50	80	10	7	15	See § 167-12	Lot Coverage: 75% Building Coverage: 50%	None

NOTES:

¹ Except as per § 167-10 regarding greater prevailing front yards, § 167-11 regarding building projections and § 167-12 regarding certain accessory buildings.

² For principal and accessory buildings, total accessory coverage is limited to 1/3 of actual principal building coverage.