

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

Part 2

Zones	Permitted Uses	Maximum-Minimum Building Standards						Conditional Uses		
	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.	Minimum Lot Size			Minimum Yard Dimensions (feet)			Maximum Height	Maximum Percentage of Lot Coverage	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.
		Area (square feet)	Width (feet)	Depth (feet)	Front	Side	Rear			
RMF	In any RMF District, only the following uses shall be permitted by right: Principal uses Any use permitted in any RSF-1 District Townhouses and multifamily dwellings existing prior to the date of this chapter, at a density of 20 units per acre Accessory uses, located on the same lot as a permitted principal use Accessory uses permitted by right in an RSF-1 District Signs as per § 167-25	4,500	50	90	10	7	15	See § 167-12	Lot Coverage: 75% Building Coverage: 50%	None
					10	7	7			
P	In any P District, only the following uses shall be permitted by right: Principal uses Municipal buildings Public, educational, civic or cultural uses Public parks, playgrounds, play fields, game courts and other recreational buildings and uses Beach, water and shore protection uses, including necessary structures for public safety and convenience Essential services Accessory uses Accessory uses customarily incidental to permitted use Sign as per § 167-25 Off-street loading and parking areas as per § 167-22 Fences, walls and hedges as per § 167-20	4,500	50	90	10	7	15	See § 167-12	Lot Coverage: 75% Building Coverage: 50%	Public maintenance and storage uses: Public utility uses as per § 167-42 Nonprofit auditoriums, libraries, museums and similar nonprofit cultural uses as per § 167-42
					10	7	7			
C-O	In any C-O District, only the following uses shall be permitted by right: Principal uses Business offices Professional offices Studios Retail sales of non-food products Accessory uses located on the same lot as a permitted principal use: Signage as per § 167-25 Off-street loading and parking areas per § 167-22	4,000	50	80	10	7	15	See § 167-12	Lot Coverage: 75% Building Coverage: 50%	None
					10	7	7			
C-B	In any C-B District only the following uses shall be permitted by right: Principal uses Retail sales of foods, liquor and convenience goods Restaurant Accessory uses Accessory uses permitted by right in a C-O District Accessory uses normally incidental to other permitted principal uses	4,000	50	80	10	7	15	See § 167-12	Lot Coverage: 75% Building Coverage: 50%	None
					10	7	7			

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.