

ZONING

450 Attachment 1

Schedule of Height, Area and Yard Requirements Borough of Bradley Beach

Zone District	Use	Minimum Lot Requirements			Minimum Yard Requirements						Coverage and Height		
		Area (square feet)	Width (feet)	Depth (feet)	Principal Structure				Accessory Structure		Maximum Building Coverage (%)	Maximum Impervious Coverage ⁵ (%)	Maximum Building Height (story/feet)
					Front ¹ (North-South Streets) (feet)	Front ¹ (East-West Streets) (feet)	Rear ^{2,5} (feet)	Side ^{3,5} (feet)	Rear (feet)	Side (feet)			
R-1 ⁶	All	5,000	50	100	15	25	25	5 and 10			35%	60%	2.5/35
R-B ⁶	1 family	5,000	50	100	15	25	25	5 and 10	5	5	35%	60%	2.5/35
	2 family	5,000	50	100	15	25	25	5 and 10	5	5	35%	60%	2.5/35
	Garden apartment	30,000	200	100	15	25	25	5 and 10	5	5	20%	60%	2/27
	Townhouse	30,000	200	100	15	25	25	5 and 10	5	5	25%	60%	2/27
GB	Business	5,000	50	100	None	None	10	None	5	5	90%	100%	3/40
GBW	Business	5,000	50	100	None	None	10	None	5	5	90%	100%	4/48
O-P	Office professional	5,000	50	100	None	None	10	None	5	5	90%	100%	3/36
B-O-R	Business office	20,000	100	100	10	10	10	10 and 14	5	5	50%	80%	3/36

NOTES:

- ¹ The minimum front yard shall be 15 feet on north-south streets and 25 feet on east-west streets. See § 450-26D(1)(d) regarding setback averaging.
- ² The rear yard for lots not meeting the minimum lot depth, may be reduced proportionately to the existing lot depth as a percentage of required lot depth, but in no case shall they be less than 10 feet.
- ³ The minimum side yards for lots not meeting the minimum lot width requirement shall be 10% and 20% of the lot width, but in no case shall they be less than 4 feet.
- ⁴ From § 450-33 - Supplement to Schedule of Height, Area, and Yard Requirements: The building line shall be established at the minimum front yard setback except as identified below:
 - The building line on Main Street on both sides thereof throughout the entire length of the Borough shall be a minimum of 12 feet from the curbline.
 - The building line for any lots facing on Bradley Boulevard between the eastern line of Main Street to and including Block 87, Lot 10, as shown on the Official Tax Maps of the Borough of Bradley Beach, shall be a minimum of 35 feet from the front lot line. The building line between a point at the southwesterly corner of Block 87, Lot 9,

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- and Ocean Avenue, shall be a minimum of 25 feet from the front lot line.
- The building line on all streets in the GB General Business Zone, excluding Main Street as noted above, shall be the presently existing property lines of the premises located in and upon said streets.
- ⁵ From § 450-13 - Permitted Yard Encroachments:
- Elevated Decks:
 - For residential dwellings, elevated decks are not allowed to encroach into any principal dwelling's setback requirements and shall never be closer than five feet of any side yard property line, nor closer than 25 feet of any rear yard property line. No deck shall extend beyond the side building line.
 - The elevated deck area shall be included in the impervious coverage
 - Decks on Grade:
 - For residential dwellings, decks on grade are not allowed to encroach into any principal dwelling's setback requirements and shall never be closer than five feet of any side yard property line, nor closer than five feet to any rear yard property line. No deck shall extend beyond the side building line.
 - The deck on grade area up to 5% of lot size is excluded from impervious coverage. Deck on grade area beyond 5% of lot size is included in impervious coverage. The area underneath a deck on grade must be pervious surface.
- ⁶ See § 450-12G for permitted improvements on undersized lots in a residential zone.