

ZONING

35 Attachment 1

**SCHEDULE I**  
**ZONING SCHEDULE OF BULK AND COVERAGE CONTROLS**  
 Manasquan, New Jersey

Zoning Districts	Minimum Lot Requirements		Minimum Yard Requirements				Maximum Height (feet/stories) <sup>e</sup>	Maximum Building Coverage	Maximum Lot Coverage
			Front (ft.)	Side Each Corner (ft.)		Rear (ft.)			
	Lot Area (sq. ft.)	Frontage (ft.)	(ft.)	(ft.)	(ft.)	(ft.)			
R-1 One-Family Residential	7,000	50	25 <sup>g,m</sup>	5 <sup>i,n</sup>	15 <sup>j</sup>	35 <sup>f</sup>	35-2 ½ <sup>l</sup>	25%	35%
R-2 One-Family Residential	5,000	50	25 <sup>g,m</sup>	5 <sup>i,n</sup>	15 <sup>j</sup>	20 <sup>f</sup>	35-2 1/2 <sup>l</sup>	30%	45%
R-2A One-Two-Family Residential	5,000	50	25 <sup>g,m</sup>	5 <sup>i,n</sup>	15 <sup>j</sup>	20 <sup>f</sup>	35-2 1/2 <sup>l</sup>	30%	45%
R-3 One-Family Residential	3,400	40	25 <sup>g,m</sup>	5 <sup>i,n</sup>	7 <sup>j</sup>	20 <sup>f</sup>	35-2 1/2 <sup>l</sup>	35%	50%
R-3A One-Family Residential	3,350	40	25 <sup>g,m</sup>	5 <sup>i,n</sup>	7 <sup>j</sup>	20 <sup>f</sup>	35-2 1/2 <sup>l</sup>	35%	50%
R-4 One-Family Residential	4,200	30	<sup>a,m</sup>	5 <sup>i,n</sup>	7 <sup>j</sup>	<sup>a,f</sup>	35-2 1/2 <sup>i,k,l</sup>	35%	50%
R-5 One-Family Residential	2,700	40	10	5 <sup>j</sup>	7 <sup>j</sup>	20 <sup>f</sup>	35-2 1/2	35%	50%
R-M Multifamily Residential <sup>b</sup>	40,000	100	25	20 <sup>j</sup>	20 <sup>j</sup>	25 <sup>f</sup>	35-2 1/2	25%	50%
R-PM Planned Multifamily Residential <sup>c</sup>	60,000	400	15	15 <sup>j</sup>	15 <sup>j</sup>	15	35-2 1/2 <sup>i</sup>	40%	60%
R-PM One-Family Residential	2,700	40	<sup>a</sup>	5 <sup>j</sup>	7 <sup>j</sup>	<sup>a,f</sup>	35-2 1/2 <sup>i</sup>	35%	50%
B-1 Business	5,000	30	10	3 <sup>d</sup>	7	5	40-3	40%	60%

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Zoning Districts	Minimum Lot Requirements		Minimum Yard Requirements				Maximum Height (feet/stories) <sup>c</sup>	Maximum Building Coverage	Maximum Lot Coverage
			Front	Side Each Corner		Rear			
	Lot Area (sq. ft.)	Frontage (ft.)	(ft.)	(ft.)	(ft.)	(ft.)			
B-2 Marine Business	40,000	100	25	10	25	20 <sup>f</sup>	35-2 1/2	35%	40%
B-3 General Business	20,000	100	25	10	25	20 <sup>f</sup>	35-2 1/2	35%	60%
BR-1 Business Retail	5,000	30	10	3 <sup>d</sup>	7	5	40-3	40%	60%
O Office	5,000	50	25	5	15	20 <sup>f</sup>	35-2 1/2	30%	60%
P Public Parking		N/A							
CON Conservation			N/A						

**Notes to Schedule I**

- a. Aggregate depth of front and rear yards shall not be less than 30 feet and no yard shall be less than 10 feet. A minimum setback of 15 feet shall be required from the monumented Borough beachfront line;
- b. Maximum permitted density shall be 10 dwelling units per acre;
- c. Maximum permitted density shall be 16 dwelling units per acre;
- d. None required if fireproof construction;
- e. Permitted height for conforming lots only. For nonconforming lots, refer to Sections 35-12.1, 35-12.2, 35-12.3. For properties located in Flood Zones A and V, refer to Sections 35-11.3b, 35.11c, and 35-11d;
- f. For accessory structures and uses, a five-foot setback is permitted unless more restrictive regulations are established elsewhere in this ordinance;
- g. The front yard setback may be determined on the basis of the average front yard depth within the block facing the same street as the subject property as measured from the façade, not including a conforming front porch, as documented by a map prepared by a licensed land surveyor. For new construction, the subject site shall not be included in the calculation;

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- h. If the subject property does not have a covered front porch, then the setback for the second floor shall be a minimum of five feet from the façade of the first floor.
- i. The building height and building envelope for individual dwelling units, either attached or detached, shall comply with footnote f of this Schedule I;
- j. Chimneys, stacks, vents, roof overhangs and gutters shall not project more than 24 inches into or over any required side yard setback line in the residential zones. Any projection over 24 inches shall be considered part of the principal structure and shall conform to all required side yard setback requirements;
- k. The maximum height for single-family dwellings facing the beachfront shall be 38 feet for conforming lots and 33 feet for non-conforming lots as measured from the top of the beach walk directly in front of the subject property;
- l. Second floor can only be 85% of total first floor footprint, the construction of a half story above second floor shall be required to be a maximum of 60% of the second-floor area. Pre-existing nonconformities shall not be expanded;
- m. Second floor must be set back minimum of five feet back from front setback if you use front yard averaging, three feet minimum if you use the standard zone front setback, unless the subject property has a covered front porch;
- n. Side yard setbacks to be as follows:
  - 50 feet or greater frontage: total of 15 feet, minimum six feet.
  - Over 40 feet to 49.9 feet: total of 12 feet, minimum of five feet.
  - 40 feet and under: total of 10 feet, minimum of five feet.
- o. The construction of a detached garage will allow for an increase in building coverage by an additional 5% percent, and that increase can only be utilized for a detached garage.

(Ord. No. 2130-13 §§ 2, 6; Ord. No. 2229-2017; Ord. No. 2377-22; Ord. No. 2554-25; amended 10-20-2025 by Ord. No. 2567-25; 12-15-2025 by Ord. No. 2575-25)