

LAND USE

130 Attachment 1

Borough of Sea Bright

Schedule of Lot and Building Requirements

Section 130-39C

[Amended 4-17-1989; 4-7-2009 by Ord. No. 1-2009; 6-16-2009 by Ord. No. 11-2009; 3-15-2011 by Ord. No. 4-2011; 2-19-2013 by Ord. No. 3-2013; 3-17-2015 by Ord. No. 3-2015]

Zone	Minimum Lot Area (square feet)	Minimum Lot Width (feet)	Minimum Lot Depth (feet)	Minimum Yard Requirements (feet)				Maximum Building Height ^{2,3} (feet/stories)	Maximum Building Coverage	Maximum Lot Coverage	Minimum GFA (total) (square feet)
				Front	Either Side	Both Sides	Rear				
R-1	7,500	75	80	25	10	25	20	35/2 1/2	30%	50%	1,200
R-2	4,000	50	60	25	7	15	15	35/2 1/2	50%	70%	880
R-3	1,800	25	60	5 to 12 ¹	3	6	15	35/2 1/2	50%	70%	880
R-4 MFH ¹	1 acre	100	100	30	8	16	20	45/3 1/2	30%	80%	
B-1	3,000	50	60	0/West 25/East	0	0	15	42/3	50%	75%	880
B-2	25,000	100	25	25	15	30	10	35/3	30%	50%	N/A
B-3	50,000	125	25	25	20	40	10	35/3	20%	40%	N/A
B-R	4,000	50	60	25	7	15	15	35/3	50%	70%	880

NOTES:

¹ Front setback to be consistent with homes on the same side of the street on the same block. Applicant needs to provide setbacks from a surveyor shot from the street to arrive at average. In no case would setback be permitted less than five feet.

² When a structure is built or raised to a minimum of three feet above the base flood elevation, then the height limit of the structure shall be revised to 38 feet in building height. The height limitation of 38 feet may be increased to a height not to exceed 42 feet only upon demonstration by the applicant that the additional height is necessary in order to allow an existing building to reach two feet above BFE; upon such demonstration the Borough will grant this as a design waiver and will not require the applicant to seek any type of site plan and/or variance relief. Otherwise, the building height of any structure shall not exceed 38 feet. Any application wherein the proposed building height of the structure would exceed 38 feet shall require the applicant to seek the appropriate variance relief.²

³ The maximum permitted height for undersized lots shall not be less than 30 feet.

¹ Editor's Note: Ordinance No. 4-2011, in adding the R-4 MFH Zone, also provided that the maximum density be no more than 19 units per gross acre, and that four residential units be set aside as "affordable units."

² Editor's Note: See also § 130-39A(6).