

## ZONING

### *139 Attachment 1*

#### **SCHEDULE OF AREA, YARD AND BUILDING REQUIREMENTS**

##### **R-1 Single Family Residential Zone**

###### A. Single family dwellings.

- (1) Minimum lot area: 7,500 square feet.
- (2) Minimum street frontage: 75 feet.
- (3) Minimum front yard width: 50 feet measured at setback line.
- (4) Minimum depth: 75 feet.
- (5) Minimum front setback: 25 feet.
- (6) Minimum side yard - Aggregate of 20 feet; no less than eight feet per side.
- (7) Minimum rear yard: 15 feet.
- (8) Maximum height: 30 feet. [Amended 10-11-1995 by Ord. No. 1995-15]
- (9) Maximum building coverage: 40%. [Amended 2-25-2002 by Ord. No. 2002-08]
- (10) Maximum lot coverage: 60%. [Amended 2-25-2002 by Ord. No. 2002-08]
- (11) Minimum usable floor area of principle dwelling: 1,600 square feet. [Added 2-25-2002 by Ord. No. 2002-08]

###### B. Accessory uses. [Amended 10-11-1995 by Ord. No. 1995-15]

- (1) Shall be at least three feet from the rear and side property lines. [Amended 7-24-2023 by Ord. No. 2023-07]
- (2) Shall not exceed one story or 15 feet in height.



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### **R-1T Single Family Residential/Townhouse Zone**

- A. The requirements of the R-1 Single Family Residential Zone for single family dwellings shall apply to the single family dwellings permitted in the R-1T Zone.
- B. Single family residential/townhouse unit development permitted in the R-1T Zone is subject to the Land Use Ordinances of the Borough of Neptune City including site plan review and approval. Multi-family development is limited to townhouse dwelling units including and limited to the related accessory uses of parking garages, parking areas, swimming pools, tennis courts, and on-site recreational uses for the exclusive use of the residential unit owners and their guests. The Planning Board and/or reviewing board is required to review and make findings of fact and conclusions as set forth in N.J.S. 40:55D-45 in reviewing and acting on any application for such multi-family development. Area, yard and building requirements and other conditions and standards with respect to said multi-family townhouse units shall be subject to the following conditions and standards:
- (1) Minimum site area: five acres;
  - (2) Minimum street frontage: 500 feet;
  - (3) Minimum depth of site: 350 feet;
  - (4) No residential building, garage or parking space shall be located:
    - (a) Less than 30 feet from the perimeter of the site, or
    - (b) Less than 15 feet from the edge of pavement of the access roadway required in Section 111-13E of the Code of the Borough of Neptune City.
  - (5) Maximum building height: two stories not to exceed 35 feet;
  - (6) Maximum building coverage: 30%;
  - (7) Maximum density: 10 townhouse dwelling units per acre, with the maximum number of townhouse units permitted in the entire R-1T Zone being 130 dwelling units provided there is compliance with all requirements of this chapter and its standards.
  - (8) Minimum floor area of dwelling units:
    - (a) Townhouse dwelling unit: one bedroom = 1,200 square feet; two bedrooms = 1,500 square feet;
  - (9) Minimum distance between buildings: 25 feet;
  - (10) Number of attached dwelling units in any building - not less than two nor more than eight;
  - (11) Maximum building length of row of dwelling units: 200 feet;
  - (12) For each townhouse dwelling unit there shall be provided at least two off-street parking spaces and at least one of the two parking spaces shall be contained in a fully enclosed garage.

In addition, there shall be provided at least one visitor parking space for every three townhouse dwelling units. Required visitor parking spaces shall be provided at convenient locations throughout the development in designated parking areas which shall contain at least five or more spaces each.

Each parking space area on the site shall be individually identified by pavement markings and numbers and screened by a

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substantial wall or fence of a design that is compatible with that of the principal buildings, and/or a thick evergreen hedge at least four feet in height and one foot in thickness above the average finished grade of the parking area. No parking spaces shall be located in any part of any required minimum setback areas.

Recreational vehicles, either self-propelled, or designed to be towed, including, without limitation, mobile homes, trailers, campers, and/or commercial or business trucks as well as boats and boat trailers shall not be parked in any front or rear yards of dwelling units. The developer shall provide appropriate parking areas for the aforementioned items and types of vehicles only in such areas that have been approved by the Planning Board or reviewing board.

- (13) For each townhouse dwelling unit there shall be provided at least 200 square feet of outdoor recreation area. It shall be landscaped according to a landscaping plan approved by the Land Use Board and/or reviewing board and may contain accessory on-site recreational facilities such as tennis courts, swimming pools, etc. No active recreation facility shall be located nearer than 30 feet to a dwelling unit or property line. The minimum width or depth of a recreation area shall be 40 feet. [Amended 2-25-2002 by Ord. No. 2002-08]
- (14) In townhouse developments, not more than 50% of the dwelling units shall have two bedrooms and none shall have more than two bedrooms. No residential dwelling unit shall be located in a cellar or a basement.
- (15) Each dwelling unit within a townhouse development shall be served by public water and public sanitary sewer facilities which shall be installed by and at the expense of the developer. In addition, the developer shall, without limitation, at his own cost and expense, install and maintain roads, driveways, guest parking facilities, street lights, fire hydrants, drainage facilities, landscaping and recreation facilities and such other on-site and off-site improvements as required by the Land Use Ordinances of the Borough of Neptune City and as required by the design standards in the Land Use Ordinances and as set forth and required in the approved Site Plan. Guarantees and inspection fees and such other costs as may be required by ordinance and/or the borough and/or its Engineer/Planner shall be posted and paid prior to the granting of site plan approval.
- (16) All utilities in a townhouse development shall be installed underground.
- (17) Garbage, refuse storage and collection areas shall be provided at convenient locations. The areas shall be appropriately screened by a substantial wall or fence of a design that is compatible with that of the principal buildings, or a thick evergreen hedge at least four feet in height and at least one foot in thickness above grade.  
In each townhouse unit, provision shall be made for the storage of garbage and refuse inside each dwelling unit. The developer and/or owner and/or association or their successors shall provide for twice weekly collection of garbage and refuse.
- (18) Any master deed for condominium ownership shall be according to applicable New Jersey law as shall all actions by any developer or person relating to any form of ownership and operation of said townhouse units.

### C. Accessory uses. [Amended 10-11-1995 by Ord. No. 1995-15]

- (1) Shall not exceed one story or 15 feet in height.

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### **R-2T Residential Townhouse Zone**

A. The residential townhouse unit development permitted in the R-2T Zone is subject to Land Use Ordinances of the Borough of Neptune City, including site plan review and approval. Multi-family development is limited to townhouse dwelling units, including and limited to the related accessory uses of parking garages, parking areas, swimming pools, tennis courts and on-site recreational uses for the exclusive use of the residential unit owners and their guests. The Land Use Board and/or reviewing board is required to review and make findings of fact and conclusions as set forth in N.J.S. 40:55D-45 in reviewing and acting on any application for such multi-family development. Area, yard and building requirements and other conditions and standards with respect to said multi-family townhouse units shall be subject to the following conditions and standards: [Amended 2-25-2002 by Ord. No. 2002-08]

- (1) Minimum site area: five acres;
- (2) Minimum street frontage: 500 feet;
- (3) Minimum depth of site: 350 feet;
- (4) No residential building, garage or parking space shall be located:
  - (a) Less than 30 feet from the perimeter of the site, or
  - (b) Less than 15 feet from the edge of pavement of the access roadway required in Section 111-13E of the Code of the Borough of Neptune City.
- (5) Maximum building height: two stories and 35 feet;
- (6) Maximum building coverage: 30%; [Amended 2-25-2002 by Ord. No. 2002-08]
- (7) Maximum density: eight townhouse dwelling units per acre, provided there is compliance with all requirements of this chapter and all of its standards as well as any other ordinances of the Borough of Neptune City.
- (8) Minimum floor area of dwelling units:
  - (a) Townhouse dwelling unit: two bedrooms = minimum 1,250 square feet;
- (9) Minimum distance between buildings: 25 feet;
- (10) Number of attached dwelling units in any building - not less than two nor more than 8;
- (11) Maximum building length of row of dwelling units - 200 feet;
- (12) For each townhouse dwelling unit, there shall be provided at least two off-street parking spaces and at least one of the two parking spaces shall be contained in a fully enclosed garage.

In addition, there shall be provided at least one visitor parking space for every three townhouse dwelling units.

Required visitor parking spaces shall be provided at convenient locations throughout the development in designated parking areas which shall contain at least five or more spaces each.

Each parking space area on the site shall be individually identified by pavement markings and numbers and screened by a substantial wall or fence of a design that is compatible with that of the principal buildings, and/or a thick evergreen hedge at least four feet in height and one foot in thickness above the average finished grade of the parking area. No parking spaces shall be located in any part of any required minimum setback areas.

Recreational vehicles, either self-propelled, or designed to be towed, including, without limitation, mobile homes, trailers,

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campers, and/or commercial or business trucks as well as boats and boat trailers shall not be parked in any front or rear yards of dwelling units. The developer shall provide appropriate parking areas for the aforementioned items and types of vehicles only in such areas that have been approved by the Land Use Board or reviewing board. [Amended 2-25-2002 by Ord. No. 2002-08]

- (13) For each townhouse dwelling unit there shall be provided at least 200 square feet of outdoor recreation area. It shall be landscaped according to a landscaping plan approved by the Land Use Board and/or reviewing board and may contain accessory on-site recreational facilities such as tennis courts, swimming pools, etc. No active recreation facility shall be located nearer than 30 feet to a dwelling unit or property line. The minimum width or depth of a recreation area shall be 40 feet. [Amended 2-25-2002 by Ord. No. 2002-08]
- (14) In townhouse development, all dwelling units shall have two bedrooms and there shall be none with more than two bedrooms. No residential dwelling unit shall be located in a cellar or a basement.
- (15) Each dwelling unit within a townhouse development shall be served by public water and public sanitary sewer facilities which shall be installed by and at the expense of the developer. In addition, the developer shall, without limitation, at his own cost and expense, install and maintain roads, driveways, guest parking facilities, street lights, fire hydrants, drainage facilities, landscaping and recreation facilities and such other on-site and off-site improvements as required by the Land Use Ordinances of the Borough of Neptune City and as required by the design standards in the Land Use Ordinances and as set forth and required in the approved Site Plan. Guarantees and inspection fees and such other costs as may be required by ordinance and/or the borough and/or its Engineer/Planner shall be posted and paid prior to the granting of site plan approval.
- (16) All utilities in a townhouse development shall be installed underground.
- (17) Garbage, refuse storage and collection areas shall be provided at convenient locations. The areas shall be appropriately screened by a substantial wall or fence of a design that is compatible with that of the principal buildings, or a thick evergreen hedge at least four feet in height and at least one foot in thickness above grade. All garbage and refuse and collection areas shall be set up according to appropriate recycling guidelines of the County of Monmouth and ordinances as may have been, or from time to time hereafter may be, adopted by the Borough of Neptune City.  
In each townhouse unit, provision shall be made for the storage of garbage and refuse inside each dwelling unit. The developer and/or owner and/or association or their successors shall provide for twice weekly collection of garbage and refuse.
- (18) Any master deed for condominium ownership shall be according to applicable New Jersey law as shall all actions by any developer or person relating to any form of ownership and operation of said townhouse units.

B. Accessory uses. [Added 10-11-1995 by Ord. No. 1995-15]

- (1) Shall not exceed one story or 15 feet in height.

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### **R-2M Mobile Home District**

#### A. Mobile home parks.

- (1) Minimum tract size: two acres.
- (2) Minimum frontage: 150 feet.
- (3) Minimum setback:
  - Front: 40 feet
  - Side: 25 feet (each side)
  - Rear: 40 feet
- (4) Maximum density: nine mobile homes per acre.
- (5) Minimum parking: two spaces per mobile home.
- (6) Minimum distance between mobile homes: 15 feet.
- (7) All mobile homes must be set on piers or a concrete pad.

#### B. Accessory uses shall comply with the standards set forth for those uses in the R-1 Zone. [Amended 10-11-1995 by Ord. No. 1995-15]

- (1) Shall not exceed one story or 10 feet in height.

#### C. All mobile home park developments shall comply with the design standards and review procedures set forth in the Borough Site Plan Review Ordinance.

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**RC Residential Commercial Zone**

A. Permitted uses in the RC Zone shall include those uses permitted in the R-1 Zone and any such R-1 use shall comply with the requirements of the R-1 Zone (also see Section 139-39. [Amended 10-11-1995 by Ord. No. 1995-15]

B. Permitted uses in the RC Zone shall also include those uses permitted in the RLC Zone and any such RLC use in the RC Zone shall be subject to the following requirements: [Amended 9-26-2005 by Ord. No. 2005-12]

- (1) Minimum lot area: 10,000 square feet.
- (2) Minimum frontage: 75 feet.
- (3) Minimum front setback: The same as established by the structure adjacent to the subject lot which is set back furthest but in no case more than 40 feet or less than 20 feet.
- (4) Minimum rear yard: 20 feet.
- (5) Minimum side yard: aggregate of 20 feet: no less than eight feet per side.
- (6) Minimum lot width: 50 feet.
- (7) Minimum lot depth: 75 feet.
- (8) Maximum lot coverage: 70%. [Amended 2-25-2002 by Ord. No. 2002-08]
- (9) Parking and other design standards as set forth in the Site Plan Review Ordinance.
- (10) Minimum usable floor area of principal building: 1,600 square feet
- (11) Maximum height: 35 feet [Amended 10-11-1995 by Ord. No. 1995-15; 10-15-2013 by Ord. No. 2013-5]

C. Restaurants.

- (1) Minimum lot area: 10,000 square feet.
- (2) Minimum frontage: 100 feet.
- (3) Setbacks:
  - Front: 25 feet
  - Rear: 30 feet
  - Side: aggregate of 25 feet; no less than 10 feet per side
- (4) Maximum height: 30 feet. [Amended 10-11-1995 by Ord. No. 1995-15]
- (5) Parking and other standards as set forth in the Site Plan Review Ordinance.
- (6) Maximum lot coverage: 70%. [Amended 2-25-2002 by Ord. No. 2002-08]

D. Other permitted uses.

- (1) Minimum lot area: one acre.
- (2) Minimum frontage: 100 feet.
- (3) Setbacks:
  - Front: 25 feet

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Rear: 30 feet

Side: aggregate of 25 feet; no less than 10 feet per side

- (4) Maximum lot coverage: 70%. [Amended 2-25-2002 by Ord. No. 2002-08]
- (5) Maximum height: 30 feet. [Amended 10-11-1995 by Ord. No. 1995-15]
- (6) Parking and other standards as set forth in the Site Plan Review Ordinance.

E. Accessory uses. [Added 10-11-1995 by Ord. No. 1995-15]

- (1) Shall not exceed one story or 15 feet in height.

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**RLC Residential Limited Commercial Zone**

A. Permitted uses in the RLC Zone shall include those uses permitted in the R-1 Zone and any such R-1 use shall comply with the requirements of the R-1 Zone (also see Section 139-38). [Amended 10-11-1995 by Ord. No. 1995-15]

B. Other permitted uses.

- (1) Minimum lot area: 7,500 square feet.
- (2) Minimum frontage: 75 feet.
- (3) Minimum front setback: The same as established by the structure adjacent to the subject lot which is set back furthest but in no case more than 40 feet or less than 25 feet.
- (4) Minimum rear yard: 15 feet.
- (5) Minimum side yard: five feet (each side).
- (6) Minimum lot width: 50 feet.
- (7) Minimum lot depth: 75 feet.
- (8) Maximum lot coverage: 70%. [Amended 2-25-2002 by Ord. No. 2002-08]
- (9) Parking and other design standards as set forth in the Site Plan Review Ordinance.
- (10) Minimum usable floor area of principal building: 1,600 square feet
- (11) Maximum height: 30 feet. [Amended 10-11-1995 by Ord. No. 1995-15]

C. Accessory uses. [Added 10-11-1995 by Ord. No. 1995-15]

- (1) Shall not exceed one story or 15 feet in height.

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### C Commercial Zone

A. Uses permitted in the C Zone shall include those uses permitted in the RLC Zone and any such RLC use shall comply with the requirements of the RLC Zone. [Amended 10-11-1995 by Ord. No. 1995-15]

B. Restaurants shall comply with the standards and requirements for this use as set forth in the RC Zone.

C. Other permitted uses.

(1) Minimum lot area: one acre.

(2) Minimum frontage: 100 feet.

(3) Setbacks:

Front: 25 feet

Rear: 30 feet

Side: aggregate of 25 feet; no less than 10 feet per side

(4) Maximum lot coverage: 75%. [Amended 2-25-2002 by Ord. No. 2002-08]

(5) Maximum height: 35 feet. [Amended 10-11-1995 by Ord. No. 1995-15; 10-15-2013 by Ord. No. 2013-5]

(6) Parking and other standards as set forth in the Site Plan Review Ordinance.

D. Accessory uses. [Added 10-11-1995 by Ord. No. 1995-15]

(1) Shall not exceed one story or 15 feet in height.

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**I Industrial Zone**

A. All uses permitted in this zone shall meet the following standards:

- (1) Minimum lot area: one acre.
- (2) Minimum frontage: 100 feet.
- (3) Setbacks:
  - Front: 40 feet
  - Side: aggregate of 50 feet; no less than 20 feet per side
  - Rear: 40 feet
- (4) Maximum lot coverage: 70%. [Amended 2-25-2002 by Ord. No. 2002-08]
- (5) Parking and other standards as per the requirements as set forth in the Borough Site Plan Review Ordinance.
- (6) Maximum height: 40 feet. [Added 10-11-1995 by Ord. No. 1995-15]

B. Accessory uses. [Added 10-11-1995 by Ord. No. 1995-15]

- (1) Shall not exceed one story or 15 feet in height.

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### **HC Highway Commercial Zone**

Those uses permitted in this zone shall meet the requirements as set forth for the RC Residential Commercial Zone. Uniform Accessory Use Restrictions. [Added 10-11-1995 by Ord. No. 1995-15]

A. Front yard prohibition. No accessory use shall be permitted in any front yard in any zone established in this chapter.