

ZONING  
18 Attachment 2

**BOROUGH OF WEST LONG BRANCH  
SCHEDULE OF AREA, YARD, BUILDING (BULK) AND UNIT REQUIREMENTS  
(Section 18-5.1)**

[Amended 12-1-2021 by Ord. No. O-21-17; 9-20-2023 by Ord. No. O-23-13; 9-20-2023 by Ord. No. O-23-14]

ZONE CATEGORY	PERMITTED USES	MAXIMUM DENSITY (1) DU per ACRE (1)	MINIMUM LOT SIZE		MINIMUM YARD REQUIREMENTS PRINCIPAL BUILDING				PERCENT OF MAXIMUM BUILDING COVERAGE (2)	PERCENT OF MAXIMUM LOT COVERAGE (7)	MAXIMUM HEIGHT		
			AREA	WIDTH	FRONT	REAR	ONE SIDE	BOTH SIDES			PRINCIPAL BUILDING		ACCESSORY BUILDING
			(square feet)	(square feet)	(feet)	(feet)	(feet)	(feet)			Stories	(feet)	(feet)
<b>RESIDENTIAL R-22</b>	One-Family Dwellings		22,500	150	35	35	20	50	23%	30%	2 1/2	35	15
<b>RESIDENTIAL R-15</b>	One-Family Dwellings		15,000	100	35	25	10	30	25%	38%	2 1/2	30	15
<b>RESIDENTIAL R-10</b>	One-Family Dwellings	8	10,000	100	35	25	10	30	30%	40%	2 1/2	30	15
<b>SENIOR HOUSING SH</b>	Age Restricted Dwellings (3)	8	5 acres	300	75	100	50	100	25%	50%	3	35	15
<b>MULTI-FAMILY MF</b>	Multi-Family Dwellings	8	2 acres	250	75	75	75	150	25%	50%	2 1/2	35	15
<b>MULTI-FAMILY MF-1</b>	Multi-Family Dwellings	(4)	10 acres	500	50	(5)	(5)	(5)	30%	50%	3	2 stories - 37 (6) 3 stories - 48 (6)	30
<b>RESIDENTIAL / PROFESSIONAL RP</b>	Uses as set forth in Section 18-4.2.		22,500	150	35	35	20	50	30%	50%	2	30	15
<i>Standards Apply to Professional Uses Only Appearing Immediately Above this Statement For Residential Uses, see Subsection 18-4.2a2.</i>													
<b>INSTITUTIONAL I</b>	Uses as set forth in Section 18-4.3		5 acres	300	70	70	40	100	30%	50%	2	35	15
<b>NEIGHBORHOOD / COMMERCIAL N / C</b>	Uses as set forth in Section 18-4.4		22,500	150	35	20	10	25	30%	65%	2	30	15
<b>HIGHWAY / COMMERCIAL HC</b>	Uses as set forth in Section 18-4.5		5 acres	300	150	70	25	50	30%	65%	2	30	15
<b>OFFICE / PROFESSIONAL OP</b>	Uses as set forth in Section 18-4.10		10 acres	500	100	70	75	150	30%	65%	3	40	15
<b>SENIOR HOUSING OVERLAY SH - 1 (10)</b>	Age Restricted Dwellings (3)	10	5 acres	300	75	100	50	100	25%	50%	3	35	15
<b>MULTI-FAMILY-2 OVERLAY HC / MF-2 (10)</b>	Highway Commercial / Multi-Family Dwellings	10	18 acres	500	100	50	50	100	30%	50%	2	35(12)	25
<b>MULTI-FAMILY-3 OVERLAY HC / MF-3 (8) (10)</b>	Highway Commercial / Multi-Family Dwellings	10	10 acres	300	100	50	50	100	30%	50%	2	30	25
<b>MULTI-FAMILY-4 OVERLAY RP / MF-4 (9) (10)</b>	Residential Professional / Multi-Family Dwellings	8	3.5 acres	300	100	50	50 (11)	100 (11)	30%	50%	2	30	15

WEST LONG BRANCH CODE

**NOTES:**

- (1) D.U. = Dwelling Units. Density is Dwelling Units per gross acre for the development tract.
- (2) "Building coverage" as defined in § 18-3, Definitions.
- (3) All residential development shall be age restricted. Multi-family dwellings shall have a maximum density of ten (10) dwelling unit per gross acre. One family dwellings shall comply with the R-15 Zoning District regulations.
- (4) The number of dwelling units shall not exceed 180 of which 15 percent shall be low and moderate income housing units per Settlement Agreement in the matter of WLBVP v. West Long Branch.
- (5) Yard Setbacks for the Court Approved Inclusionary Multi-Family Housing site on Lot 28 in Block 70 on Monmouth Road: Building setbacks shall be 50 feet adjacent to residential development on Parker Road (Block 70 Lots 28-30); 50 feet adjacent to Shore Regional High School (Block 70 Lot 27); and 25 feet adjacent to Glenwood Cemetery (Block 70 Lot 16).
- (6) Lofts shall be permitted per WLBVP vs. West Long Branch Settlement Agreement and shall not be deemed to be a "story" provided that maximum permitted building heights are not exceeded.
- (7) "Lot coverage" as defined in § 18-3, Definitions.
- (8) In the Highway Commercial / Multi-Family-3 Overlay Zone (HC/MF-3) highway commercial uses shall utilize the minimum lot size, minimum yard requirements, percent of maximum lot coverage, percent of maximum impervious surface coverage and maximum height as indicated in the Highway Commercial (HC) Zone.
- (9) In the Residential / Professional / Multi-Family-4 Overlay Zone (RP / MF-4) highway commercial uses shall utilize the minimum lot size, minimum yard requirements, percent of maximum lot coverage, percent of maximum impervious surface coverage and maximum height as indicated in the Residential / Professional (RP) Zone.
- (10) Approved September 25, 2012 by Superior Court, Law Division, Monmouth County; WLBVP, LLC vs Borough of West Long Branch and Planning Board of West Long Branch.
- (11) The side yard for buildings shall be developed in accordance with the RP / MF-4 Multi-Family Overlay Zone regulations above adjacent to residential zones, provided, however, that the sideyard may be reduced to a distance not be less than the setback of the structure existing as of November 1, 2012.
- (12) Within side yard setbacks the following are permitted: roof overhangs (up to one foot); privacy fences (pursuant to fence regulations Subsection 18-7.2 of this chapter); and steps to grade and patios at grade up to 13 feet. The required twenty-five-foot planted buffer shall not include any structures.