

ZONING

410 Attachment 1
Township of Ocean
Schedule B

Schedule of Lot and Building Requirements by Zoning District

[Amended by Ord. No. 2001-18; Ord. No. 2003-32; Ord. No. 2003-45; Ord. No. 2003-48; Ord. No. 2005-17; 11-10-2011 by Ord. No. 2011-21; 6-27-2013 by Ord. No. 2013-13; 4-14-2016 by Ord. No. 2016-3]

Zoning District	Lot and Density Requirements						Yard Setbacks (Minimum)									Maximum Lot Coverage by Accessory Structure				
	Lot Size Minimum	Density Maximum (DU/acre)	Width Minimum (feet)	Depth Minimum (feet)	Lot Coverage (%)	Impervious Coverage (%)	Front (feet)	Side (feet)	Side Yard Combined (feet)	Rear (feet)	Front and Side Yard Stair Encroachment (feet)	Notes	Cluster or Planned Res. Dev. Provided	PDCs Provided	Ref. for Pinelands Requirement	Lot Area (acres)				
																<1	<2	2-5	5-10	>10
R-SP	3,600 square feet	N/A	45	80	30%	50%	15	5	15	20	5	D,H,I	-	-	-	N/A	N/A	N/A	N/A	N/A
R-SC	6,500 square feet	N/A	55	100	45%	65%	20	5	15	20	5	D,H	-	-	-	N/A	N/A	N/A	N/A	N/A
R-HH	5,000 square feet	N/A	50	100	40%	60%	20	5	15	25	5	D,H	-	-	-	N/A	N/A	N/A	N/A	N/A
R-PB	7,500 square feet	N/A	75	100	40%	60%	25	5	15	30	5	D,H	-	-	-	N/A	N/A	N/A	N/A	N/A
R-BH	4,800 square feet	N/A	60	80	35%	55%	20	5	15	20	5	D,H	-	-	-	N/A	N/A	N/A	N/A	N/A
R-BB	10,000 square feet	N/A	100	100	30%	50%	25	10	20	20	5	D,H	-	-	-	N/A	N/A	N/A	N/A	N/A
R-2	2 acres	N/A	150	350	10%	20%	60	40	80	80	None	A,C	-	-	-	4.5%	4.75%	5.0%	5.75%	6.5%
R-1	1 acre	N/A	125	150	15%	20%	40	20	40	40	None	D	-	-	-	4.0%	4.25%	4.75%	5.25%	6.0%
R-1A	12,500 square feet	N/A	80	80	30%	50%	25	10	20	20	5	H	-	-	-	3.5%	4.0%	4.5%	4.75%	5.5%
R-1B	1 acre	N/A	125	150	15%	20%	40	20	40	40	None	D	-	-	-	N/A	N/A	N/A	N/A	N/A
WD	12,500 square feet	N/A	-	-	30%	50%	20	10	20	20	None	B,E	-	-	-	3.5%	4.0%	4.5%	4.75%	5.5%
BC	10 acres	N/A	250	500	5%	10%	150	100	200	200	None	C	-	-	-	N/A	N/A	N/A	N/A	N/A
PRD	6,000 square feet	4	55	-	20%	-	10	5	10	15	None	F	Yes			N/A	N/A	N/A	N/A	N/A

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	Lot Size Minimum	Density Maximum (DU/acre)	Width Minimum (feet)	Depth Minimum (feet)	Lot Coverage (%)	Impervious Coverage (%)	Front (feet)	Side (feet)	Side Yard Combined (feet)	Rear (feet)	Front and Side Yard Stair Encroachment (feet)	Notes	Cluster or Planned Res. Dev. Provided	PDCs Provided	Ref. for Pinelands Requirement	Lot Area (acres)				
C-1	30,000 square feet	N/A	100	-	40%	-	40	10	20	25	None	B	-	-	-	N/A	N/A	N/A	N/A	N/A
C-2	15,000 square feet	N/A	100	-	50%	-	25	10	20	25	None	B	-	-	-	N/A	N/A	N/A	N/A	N/A
C-3	1 acre	N/A	120	125	60%	-	40	15	30	30	None	B	-	-	-	N/A	N/A	N/A	N/A	N/A
I-1	3 acres	N/A	250	-	35%	-	75	50	100	50	None	B	-	-	-	N/A	N/A	N/A	N/A	N/A
I-2	5 acres	N/A	300	-	50%	-	75	50	100	75	None	B	-	-	-	N/A	N/A	N/A	N/A	N/A
PA	3.2 acres	-	200	N/A	10%	-	200	50	100	75	None	C	-	Yes	§ 410-23	N/A	N/A	N/A	N/A	N/A
FO	20 acres	1/20	200	-	10%	-	200	50	100	75	None	C,G	-	Yes	§ 410-24	N/A	N/A	N/A	N/A	N/A
FOC	N/A	N/A	N/A	N/A	N/A	-	N/A	N/A	N/A	N/A	None	-	N/A	N/A	§ 410-25	N/A	N/A	N/A	N/A	N/A
RU/RU S	10 acres	1/10	250	500	10%	-	60	40	80	75	None	A	-	-	-	N/A	N/A	N/A	N/A	N/A
PV	3.2 acres	1/3.2	150	-	15%	-	50	20	40	50	None	C	-	As required	§ 410-27	N/A	N/A	N/A	N/A	N/A

NOTES:

- A. Use of Pinelands development credits (PDCs) is permitted at the option of the land use board.
 - 1. R- Receiving - Those areas designated as “Receiving” for the density transfer program. See conditional use section of each specific land use for bulk requirements.
 - 2. C- Conservation - Those areas designated as “Conservation” and not to be considered in the density transfer program. To qualify conservation, the land must be deed restricted as conservation, the land must be deed restricted in a manner acceptable to both the land use board and the Pinelands Commission.
 - 3. PUC- Pineland development credit.
 - 4. OT REF-Ocean Township zoning ordinances section designations.
- B. The following areas are considered “Areas in Need of Redevelopment” and should be addressed to the redevelopment agency:
 - 1. The I-1 and I-2 Districts;
 - 2. The Edgemont tract;
 - 3. The C-1, C-2, and C-3 Districts;
 - 4. The Southern Ocean landfill facility area;
 - 5. Waterfront development district.
- C. All natural vegetation within the setback for a distance of 1/2 the setback measured from property line or public ROW shall remain undisturbed. Applicant may remove material and replace with plantings approved by Township landscape architect.
- D. All natural vegetation within the setback for a distance of 1/3 the setback measured from property line or public ROW shall remain undisturbed. Applicant may remove material and replace with plantings approved by Township landscape architect.
- E. The maximum impervious coverage in marinas shall not exceed 80%.
- F. On corner lots, front yard setback shall be 15 feet from side street. Combined side yard setback shall be 15 feet. (See § 410-11 of this chapter.)
- G. Clustering on one-acre lots in accordance with § 410-24F is required in the FO District whenever two or more units are proposed.
- H. Stairs are allowed to go a maximum of six feet of the face of the house. Stairs shall not be located less than five feet to a side property line.
- I. No encroachment is allowed within the front yard setback.