

ORDINANCE NO. 2025-14

AN ORDINANCE OF THE BOROUGH OF BAY HEAD, COUNTY OF OCEAN, STATE OF NEW JERSEY, AMENDING AND SUPPLEMENTING CHAPTER 147 OF THE BOROUGH CODE OF THE BOROUGH OF BAY HEAD, ENTITLED "LAND USE" (BUILDING AND LOT COVERAGE)

WHEREAS, the Borough Council of the Borough of Bay Head in the County of Ocean seeks to revise its Land Use Code to implement the recommendations of its Master Plan by reducing the maximum permitted building coverage and maximum permitted lot coverage in its R50, R100, and R100BF zones; and

WHEREAS, the Planning Board of the Borough of Bay Head has reviewed the proposed reductions; and

WHEREAS, for the reasons stated in its report dated April 14, 2025, the Planning Board finds the proposed reductions to be consistent with the Master Plan recommendations and necessary to increase the open light air and space of lots throughout Bay Head; and

NOW, THEREFORE, BE IT ORDAINED by the Borough Council of the Borough of Bay Head, in the County of Ocean, that this ordinance be approved and adopted.

SECTION 1. The Borough Code of the Borough of Bay Head is hereby amended and supplemented so as to amend Chapter 147, entitled "Land Use" so as to amend Section 147-5, Appendix A entitled "Schedule of Area, Yard and Building Requirements," to reduce the maximum permitted Building Coverage in the R50, R100, and R100BF zones from 35% to a new maximum of 30% and to reduce the maximum permitted Lot Coverage in the R50, R100, and R100BF zones from 50% to a new maximum of 45%.

SECTION 2. That all ordinances or parts of ordinances inconsistent herewith are hereby repealed.

SECTION 3. If any section, subsection, sentence, clause, phrase or portion of this ordinance is for any reason held to be invalid or unconstitutional by a court of competent jurisdiction, such portion shall be deemed a separate, distinct and independent provision, and such holding shall not affect the validity of the remaining portions hereof.

SECTION 4. This ordinance shall take effect after second reading and publication as required by law.

NOTICE

NOTICE IS HEREBY GIVEN that the foregoing ordinance was introduced and passed by the Borough Council on first reading at a meeting of the Borough Council of the Borough of Bay Head held on the 7th day of July, 2025, and will be considered for second reading and final passage at a regular meeting of the Borough Council to be held on the 15th day of September, at 7:00 p.m. at the Bay Head Municipal Building, located at 83 Bridge Avenue, Bay Head, New Jersey, at which time and place any persons desiring to be heard upon the same will be given the opportunity to be so heard.

NOTICE OF ADOPTION

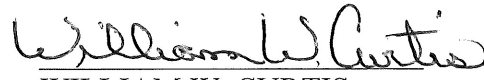
PUBLIC NOTICE IS HEREBY GIVEN that the foregoing ordinance published herewith has been finally adopted by the Borough Council of the Borough of Bay Head, in the County of Ocean, New Jersey, on September 15th, 2025.

ATTESTED TO BY:



ANTOINETTE JONES, RMC, CMR
BOROUGH CLERK

APPROVED:



WILLIAM W. CURTIS,
MAYOR

LAND USE
147 Attachment J

Borough of Bay Head

Appendix A
Schedule of Area, Yard and Building Requirements
(§ 147-5)

Zone	Minimum Lot Requirements				Infernal Building Requirements						Accessory Structure					
	Area	Width	Frontage	Depth	Min. Front Yard Setback	Min. Each Side Yard Setback	Min. Combined Side Yard Setback	Min. Rear Yard Setback	Maximum Building Coverage	Maximum Lot Coverage	Maximum Height	Maximum Height	Min. Front Yard Setback	Min. Side Yard Setback	Min. Rear Yard Setback	Max. Accessory Structure Height
R-100	10,000	100	100	100	35	10	25	15	30	45	2.5	35	35	10	10	16
R-100-BF	10,000	100	100	100	35	10	25	15	30	45	2.5	35	10	10	16	
R-100-OF	10,000	100	100	100	Note 7	10	25	20	25	40	2.5	35	10	10	16	
R-50	5,000	50	50	100	20	6	16	10	30	45	2.5	35	4	4	16	
B & B	5,000	50	50	100	20	6	12	10	60	75	2.5	35	4	4	16	
B-1	5,000	50	50	100	20	6	12	20	60	75	2.5	35	4(2)	4(2)	16	
B-2	10,000	100	100	100	35	10	25	15	35	75	2.5	35	10	10	16	
C	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	

- NOTES:
1. Corner lots in the R-100-OF Zone on the east side of East Avenue shall have a minimum bulk area of 12,000 square feet per § 147-5B.
 2. Accessory buildings can occupy no more than 30% of the required yard area.
 3. Single-family residences within the B-1 Zone and B&B Zone shall comply with the bulk requirements of the R-50 Zone.
 4. Single-family residences in the B-2 Zone shall comply with the bulk requirements of the R-100-BF Zone.
 5. Buildings in flood hazard areas shall be permitted to have a maximum height of 37.5 feet above base flood elevation.
 6. Existing lots in the R-100-OF Zone which are less than 75 feet in width shall have combined side yards which are at least 1/3 of the lot width. The minimum side yard depth shall remain 10 feet except in the case of lots which are less than 60 feet in width, where the side yards have a minimum depth of seven feet.
 7. Front yard setbacks in the R-100-OF Zone is established for each oceanfront property individually as set forth in Appendix B.