

ZONING

345 Attachment 3

City of Long Branch

TABLE 1
Transit Village District TVD Lot and Bulk Regulations
 [Amended 4-14-2021 by Ord. No. 03-21]

	Minimum Lot Area (square feet)	Minimum Lot Frontage (feet)	Minimum Front Yard Setback to Public Streets (feet)	Maximum Front Yard Setback (feet)	Minimum Lot Depth (feet)	Minimum Side Yard Setback (feet)	Minimum Rear Yard Setback (feet)	Maximum Building Height (feet)	Maximum Coverage	Maximum Residential Density (d.u./acre)	Maximum Height Accessory Structure
TVD Mixed-Use											
Commercial and mixed-use buildings with frontage on Third Avenue	5,000	50	5	15	100	0	10	55	85%	40	1/2 story and 15 feet
All other uses in areas without Third Avenue frontage	20,000	50	5	15	100	5	10	55	85%	40	1/2 story and 15 feet
TVD Medical Village											
Townhouse dwellings	40,000	100	25	NA	115	10	10	35	60%	12	1/2 story and 15 feet
Hospitals and medical centers	60,000	200	5 on Third Avenue, 25 elsewhere	NA	200	25	35	None	60%	NA	40 feet
TVD Residential (1)											
Houses of Worship	12,000	100	25	NA	115	20	35	35	40%	NA	1/2 story and 15 feet
Individual single-family dwellings (not part of a development of 40,000 square feet or more)	5,760	50	25	NA	115	10	35	35	40%	NA	1/2 story and 15 feet
Townhouse dwellings	40,000	100	25	NA	115	10	10	35	60%	12	1/2 story and 15 feet
Single-family detached communities on tract sizes of 40,000 square feet or more	40,000	100	25	NA	115	10	10	35	60%	10	1/2 story and 15 feet