

LAND USE AND DEVELOPMENT REGULATIONS

30 Attachment 3

APPENDIX C

SCHEDULE OF LIMITATIONS (SCHEDULE 30-11.4)

BOROUGH OF MONMOUTH BEACH

CHAPTER 30, LAND USE AND DEVELOPMENT REGULATIONS

[Adopted 12/26/1978; Amended 12/11/1978; 5/13/1980; Ord. No. O-40-94 § XIV, 8/9/1964; Ord. No. O-03-01, 1/9/2001; Ord. No. O-41-04, 8/10/2004; Ord. No. O-52-05 § 1, 8/9/2005; Ord. No. O-23-08 § 2; Ord. No. O-65-10 § 6; Ord. No. O-07-2015 § 2; 4-23-2019 by Ord. No. O-06-19; 9-19-2023 by Ord. No. O-08-23; 5-28-2025 by Ord. No. O-05-25]

Borough of Monmouth Beach	A. Single-Family Residential	A-1 Single-Family Residential	A-2 High Rise Residential	A-3 Apartment/ Townhouse Residential	B Business – Retail	B-1 Business – Marina	B-2 Business - Special
PERMITTED USES	<ol style="list-style-type: none"> 1. Single-family homes 2. Public buildings and uses 3. Cottage Food Operations, subject to the requirements of BH-5-1.4.1 titled “Cottage Food Operators.” 	<ol style="list-style-type: none"> 1. Single-family homes 2. Public buildings and uses 3. Cottage Food Operations, subject to the requirements of BH-5-1.4.1 titled “Cottage Food Operators.” 	<ol style="list-style-type: none"> 1. Single-family homes 2. High-rise apartments subject to the provisions of Section 30-8.19.1 3. Public buildings and uses 	<ol style="list-style-type: none"> 1. Single-family homes 2. Garden apartments or townhouses subject to the provisions of Section 30-8.19.2 3. Public buildings and uses 	<ol style="list-style-type: none"> 1. A retail store where goods are sold, or personal services rendered, provided there is no fabrication, manufacturing, converting, altering, furnishing, or assembly, except incidental to such retail sale on the premises, provided that these uses shall be confined to the first floor of the premises and that no supplies, materials, or goods are stored outdoors 2. Bank or office of a doctor, lawyer, insurance agent, real estate agent, accountant and similar profession 3. Service activities, such as barbershops, beauty salons, photographers studios, tailors, shoe repair, radio and television repairs, and cleaners not to do work on the premises 4. Restaurants and meeting rooms 5. Public buildings and uses 	<ol style="list-style-type: none"> 1. A retail store where goods are sold, or personal services rendered, provided there is no fabrication, manufacturing, converting, altering, finishing, or assembly, except incidental to such retail sale on the premises, provided that these uses shall be confined to the premises and that no supplies, materials, or goods are stored outdoors 2. Bank or office of a doctor, lawyer, insurance agent, real estate agent, accountant and similar profession 3. Service activities such as barbershops, beauty salons, photographers, studios, tailors, shoe repair, radio and television repairs, and cleaners not to do work on the premises 4. Restaurant and meeting rooms 5. Private beach clubs 6. Marinas 7. Private yacht clubs 8. Public buildings and uses 	<ol style="list-style-type: none"> 1. Any use for which a building or premises is being used at the time of the adoption of this Chapter 30, provided that said use is not noxious or offensive by reason of the emission of odor, dust, smoke, gas or noise, or that it is not dangerous to public health or safety 2. Public buildings and uses
REQUIRED ACCESSORY USES	<ol style="list-style-type: none"> 1. Off-street parking subject to provisions of Section 30-8.21 	<ol style="list-style-type: none"> 1. Off-street parking subject to provisions of Section 30-8.21 	<ol style="list-style-type: none"> 1. Off-street parking subject to provisions of Section 30-8.21 2. Off-street loading for uses other than single family homes subject to the provisions of Section 30-8.20 	<ol style="list-style-type: none"> 1. Off-street parking subject to provisions of Section 30-8.21 2. Off-street loading for uses other than single family homes subject to the provisions of Section 30-8.20 	<ol style="list-style-type: none"> 1. Off-street parking subject to provisions of Section 30-8.21 2. Off-street loading subject to provisions of Section 30-8.20 	<ol style="list-style-type: none"> 1. Off-street parking subject to provisions of Section 30-8.21 2. Off-street loading subject to provisions of Section 30-8.20 	<ol style="list-style-type: none"> 1. Off-street parking subject to provisions of Section 30-8.21 2. Off-street loading subject to provisions of Section 30-8.20

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Borough of Monmouth Beach	A. Single-Family Residential	A-1 Single-Family Residential	A-2 High Rise Residential	A-3 Apartment/ Townhouse Residential	B Business – Retail	B-1 Business – Marina	B-2 Business - Special
PERMITTED ACCESSORY USES	1. Private garages or carports. 2. Fences and walls. (Section 30-5.31) 3. Private swimming pools. (Section 30-8.22) 4. Signs. (Section 30-8.27) 5. Small wind energy systems and solar energy system (Section 30-5.32)	1. Private garages or carports. 2. Fences and walls. (Section 30-5.31) 3. Private swimming pools. (Section 30-8.22) 4. Signs. (Section 30-8.27) 5. Small wind energy systems and solar energy system (Section 30-5.32)	1. Private garages or carports. 2. Fences and walls. (Section 30-5.31) 3. Private swimming pools. (Section 30-8.22) 4. Private club swimming pools. (Section 30-8.8) 5. The following uses within high rise residential developments: a. Professional Offices. b. Outdoor recreational facilities. c. Health clubs. d. Restaurants and meeting rooms. e. Small shops. 6. Signs. (Section 30-8.27) 7. Small wind energy systems and solar energy system (Section 30-5.32)	1. Private garages or carports. 2. Fences and walls. (Section 30-5.31) 3. Private swimming pools. (Section 30-8.22) 4. Private club swimming pools. (Section 30-8.8) 5. Signs. (Section 30-8.27) 6. Small wind energy systems and solar energy system (Section 30-5.32)	1. Fences and walls. (Section 30-5.31) 2. Signs. (Section 30-8.27) 3. Solar energy system (Section 30-5.32)	1. Fences and walls. (Section 30-5.31) 2. Signs. (Section 30-8.27) 3. Small wind energy systems and solar energy system (Section 30-5.32)	1. Fences and walls. (Section 30-5.31) 2. Signs. (Section 30-8.27) 3. Solar energy system (Section 30-5.32)
USES PERMITTED AS CONDITIONAL USES	1. Public utilities. (Section 30-9.3)	1. Public utilities. (Section 30-9.3) 2. (Deleted 12/11/1979) 3. Private and public schools. (Section 30-9.4) 4. Churches. (Section 30-9.2)	1. Public utilities. (Section 30-9.3) 2. (Deleted 12/11/1979) 3. Private and public schools. (Section 30-9.4) 4. Churches. (Section 30-9.2) 5. Professional office building. (Section 30-9.8) 6. Marinas. (Section 30-9.5) 7. Private yacht clubs and private beach clubs. (Section 30-9.7)	1. Public utilities. (Section 30-9.3) 2. (Deleted 12/11/1979) 3. Private and public schools. (Section 30-9.4) 4. Churches. (Section 30-9.2) 5. Marinas. (Section 30-9.5) 6. Private yacht clubs. (Section 30-9.7)	1. Public utilities. (Section 30-9.3) 2. Private and public schools. (Section 30-9.4) 3. Churches. (Section 30-9.2) 4. Child care centers. (Section 30-9.9)	1. Public utilities. (Section 30-9.3) 2. Private and public schools. (Section 30-9.4) 3. Churches. (Section 30-9.2) 4. Child care centers. (Section 30-9.9)	1. Public utilities. (Section 30-9.3) 2. Child care centers. (Section 30-9.9) 3. Automotive gasoline station mini mart
MINIMUM LOT AREA	15,000 square feet (11,000 square feet when contiguous to navigable waterway).	9,000 square feet (7,500 square feet when contiguous to navigable waterway).	1. Single family home - 15,000 square feet (11,000 square feet when contiguous to navigable waterway). 2. High rise apartments - 80,000 square feet.	1. Single family home - 15,000 square feet (11,000 square feet when contiguous to navigable waterway). 2. Garden apartments or townhouses - 80,000 square feet.	7,500 square feet.	80,000 square feet.	25,000 square feet.
MINIMUM LOT WIDTH	100 feet.	75 feet.	1. Single family home - 100 feet. 2. High rise apartments - 200 feet.	1. Single family home - 100 feet. 2. Garden apartments or townhouses - 200 feet.	45 feet.	200 feet.	Not available.
MINIMUM DEPTH	100 feet.	100 feet.	1. Single family home - 100 feet. 2. High rise apartments - 200 feet.	1. Single family home - 100 feet. 2. Garden apartments or townhouses - 200 feet.	150 feet.	200 feet.	Not available.

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MINIMUM FRONT SETBACK	The greater of: (a) 25 feet or (b) the average front yard setback calculated from the front yard setbacks of all principal structures existing on all properties which properties are (i) located within 200 feet of either side of the subject property, and are also (ii) located on the same side of the street as the subject property, and also (iii) have a front yard facing the same street as the front yard of the subject property; provided, however, that any property that would otherwise be included in the above calculation but which property has a front yard setback that exceeds the remaining average by more than 50% shall be excluded from and not considered in making the above calculation. In the case of a corner lot, the average front yard setback shall be calculated to both frontages of that lot separately.	The greater of (a) 25 feet or (b) the average front yard setback calculated from the front yard setbacks of all principal structures existing on all properties which properties are (i) located within 200 feet of either side of the subject property, and are also (ii) located on the same side of the street as the subject property, and also (iii) have a front yard facing the same street as the front yard of the subject property; provided, however, that any property that would otherwise be included in the above calculation but which property has a front yard setback that exceeds the remaining average by more than 50% shall be excluded from and not considered in making the above calculation. In the case of a corner lot, the average front yard setback shall be calculated to both frontages of that lot separately.	1. Single-family homes: the greater of (a) 25 feet or (b) the average front yard setback calculated from the front yard setbacks of all principal structures existing on all properties which properties are (i) located within 200 feet of either side of the subject property, and are also (ii) located on the same side of the street as the subject property, and also (iii) have a front yard facing the same street as the front yard of the subject property; provided, however, that any property that would otherwise be included in the above calculation but which property has a front yard setback that exceeds the remaining average by more than 50% shall be excluded from and not considered in making the above calculation. In the case of a corner lot, the average front yard setback shall be calculated to both frontages of that lot separately. 2. High-rise apartments: 50 feet	1. Single-family homes: the greater of (a) 25 feet or (b) the average front yard setback calculated from the front yard setbacks of all principal structures existing on all properties which properties are (i) located within 200 feet of either side of the subject property, and are also (ii) located on the same side of the street as the subject property, and also (iii) have a front yard facing the same street as the front yard of the subject property; provided, however, that any property that would otherwise be included in the above calculation but which property has a front yard setback that exceeds the remaining average by more than 50% shall be excluded from and not considered in making the above calculation. In the case of a corner lot, the average front yard setback shall be calculated to both frontages of that lot separately. 2. Garden apartments and townhouses: 50 feet	15 feet	50 feet	15 feet
MINIMUM REAR SETBACK (PRINCIPAL BUILDING)	30 feet	30 feet	30 feet	30 feet	50 feet	50 feet	15 feet
MINIMUM SIDE SETBACK (PRINCIPAL BUILDING) ¹	12 feet	10 feet	1. Single-family home - 12 feet 2. High-rise apartments - 25 feet or one-half of the building height, whichever is greater	1. Single-family home - 12 feet 2. Garden apartments or townhouses - 25 feet	3 feet with combined side yards totaling not less than 15 feet	25 feet	3 feet with combined side yards totaling not less than 15 feet
MAXIMUM LOT COVERAGE BY BUILDING	1. The total lot coverage for buildings shall not exceed 27% of the lot area. 2. The total lot coverage shall not exceed 40% of the lot area.	1. The total lot coverage for buildings shall not exceed 27% of the lot area. 2. The total lot coverage shall not exceed 40% of the lot area.	1. The total lot coverage for buildings shall not exceed 27% of the lot area. 2. The total lot coverage shall not exceed 40% of the lot area.	1. The total lot coverage for buildings shall not exceed 27% of the lot area. 2. The total lot coverage shall not exceed 40% of the lot area.	Not applicable	20%	Not applicable

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MAXIMUM BUILDING HEIGHT (PRINCIPAL BUILDING)	35 feet; see definition of building height (Section 30-2.3).	35 feet; see definition of building height (Section 30-2.3).	1. Single-family homes - 35 feet. See definition of building height (Section 30-2.3). 2. High rise apartments - None.	35 feet; see definition of building height (Section 30-2.3).	35 feet; see definition of building height (Section 30-2.3).	35 feet; see definition of building height (Section 30-2.3).	35 feet; see definition of building height (Section 30-2.3).
MAXIMUM BUILDING HEIGHT (ACCESSORY BUILDING)	18 feet, but not more than 1 story	18 feet, but not more than 1 story	18 feet, but not more than 1 story	18 feet, but not more than 1 story	18 feet, but not more than 1 story	18 feet, but not more than 1 story	Not applicable
MINIMUM LIVEABLE FLOOR AREA					Not applicable	Not applicable	Not applicable
A. 1 STORY HOME	1,300 square feet	1,000 square feet	1,300 square feet	1,300 square feet			
B. SPLIT LEVEL HOME	1,500 square feet	1,200 square feet	1,500 square feet	1,500 square feet			
C. 2 STORY HOME & B1-LEVEL	2,300 square feet (1,200 square feet on one floor)	1,600 square feet (900 square feet on one floor)	2,300 square feet (1,200 square feet on one floor)	2,300 square feet (1,200 square feet on one floor)			

¹ See Section 30-5.5 for exceptions.