

LAND DEVELOPMENT

390 Attachment 2

Borough of Oceanport

**Schedule II
Bulk and Coverage Controls**

	R-1 Single-Family	R-2 Single-Family	R-3 Single-Family	R-4 Single-Family	R-5 Single-Family
Minimum lot area (square feet)	30,000	15,000	12,000	10,000	10,000
Minimum lot width (feet)	150	125	120	100	100
Minimum lot depth (feet)	200	120	100	100	100
Maximum height (stories / feet)					
(1) Flat roof	2 / 30	2 / 30	2 / 30	2 / 30	2 / 30
(2) All other roofs	2.5 / 35	2.5 / 35	2.5 / 35	2.5 / 35	2.5 / 35
Maximum building coverage					
(1) Principal build	20%	25%	25%	25%	25%
(2) Accessory build	5%	5%	5%	5%	5%
Maximum dwelling units per acre	1.5	3.0	3.7	4.5	4.5
Minimum principal building yard setbacks (feet)					
(1) Front ^{2,5}	50	30	30	30	30
(2) Side ^{3,4} (one / both)	15 / 35	10 / 25	10 / 25	10 / 20	10 / 20
(3) Rear ⁴	40	40	25	25	25
Minimum accessory building yard setbacks (feet)					
(1) Side	20	15	10	10	10
(2) Rear	10	10	5	5	5
Maximum impervious coverage	25%	32%	37%	40%	40%

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	R-5 Two-Family	R-7.5 Single-Family	R-M Multifamily	RMO Multiple- Family Development	RMW Multiple- Family Waterfront
Minimum lot area (square feet)	7,000 per dwelling unit	7,500	5 acres	Refer to § 390-21.5 for bulk and general requirements	Refer to § 390-21.5 for bulk and general requirements
Minimum lot width (feet)	70 per dwelling unit	75	350		
Minimum lot depth (feet)	100	100	350		
Maximum height ⁶ (stories / feet)					
(1) Flat roof	2 / 30	2 / 30	2 / 30		
(2) All other roofs	2.5 / 35	2.5 / 35	2.5 / 35		
Maximum building coverage					
(1) Principal build	25%	25%	25%		
(2) Accessory build	5%	5%	5%		
Maximum dwelling units per acre	6.3	4.0	12		
Minimum principal building yard setbacks (feet)					
(1) Front ^{2,5}	30	30	75		
(2) Side ^{3,4} (one / both)	15 / 20	10 / 20	30 / 60		
(3) Rear ⁴	25	25	50		
Minimum accessory building yard setbacks (feet)					
(1) Side	10	10	30		
(2) Rear	5	5	50		
Maximum impervious coverage	40%	45%	45%	45%	

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	V-C Village Center	VC-AH Village Center - Affordable Housing Overlay	B-1 Professional and Office	B-2 General and Recreational Commercial	I Industrial
Minimum lot area (square feet)	6,000 ¹	Same as the V-C Village Center District	62,500	80,000	40,000
Minimum lot width (feet)	60		250	250	200
Minimum lot depth (feet)	100		250	250	200
Maximum height (stories / feet)					
(1) Flat roof	2 / 30		2 / 30	2 / 30	2 / 30
(2) All other roofs	2.5 / 35		2.5 / 35	2.5 / 35	2.5 / 35
Maximum lot coverage					
(1) Principal build	25%		25%	15%	30%
(2) Accessory build	5%		5%	5%	5%
Maximum dwelling units per acre	16				
Minimum principal building yard setbacks (feet)					
(1) Front	15		100	100	50
(2) Side (one / both)	10 / 20		50 / 100	50 / 100	25 / 50
(3) Rear	25	100	60	25	
Minimum accessory building yard setbacks (feet)					
(1) Side	20		50	20	
(2) Rear	10		50	10	
Maximum impervious coverage	80%		60%	60%	60%

Notes:

- ¹ Shopping centers shall have a minimum lot area of five acres, and an age-restricted residential development shall have a minimum lot area of 15,000 square feet with a maximum number of units to not exceed 50 units.
- ² Refer to § 390-17B and D for front yard setback exceptions.
- ³ Refer to § 390-17C for side yard setback exceptions.
- ⁴ Refer to § 390-17A for general yard exceptions.
- ⁵ Refer to § 390-17A(4) for front yard exceptions.
- ⁶ Refer to § 390-16B for additional height regulations.