

LAND USE

55 Attachment 2

**SCHEDULE OF AREA, YARD AND BUILDING REQUIREMENTS
East of Parkway Township of Barnegat Chapter 55, (Section 55-31)**

[Amended 6-7-04 by Ord. No. 2004-27; 8-2-04 by Ord. No. 2004-40; 11-5-2020 by Ord. No. 2020-13; 2-2-2021 by Ord. No. 2021-1]

Zone	Area (sq. ft.)	Minimum Lot Requirements		Front Yard (feet)	Principal Buildings		Rear Yard ⁹ (feet)	Accessory Buildings		Maximum Percentage of Lot Coverage	Maximum Building Height	
		Lot Width (feet)	Lot Depth (feet)		One Side	Both Sides		Side Yard ⁹ (feet)	Rear Yard (feet)		By Bldg.	(stories)
					Yards (feet)	Yards (feet)						
PW	139,392	200	200	50	25	50	50	10	10	20	2.5	35
R-40	40,000	175	175	50	20	50	50	5	10	20	2.5	35
R-20	20,000	100	150	30	10	30	35	5	10	20	2.5	35
R-15	15,000	100	100	40	10	25	35	5	10	20	2.5	35
R-10	10,000	75	120	30	10	20	30	5	5	30	2.5	35
R-7.5	7,500	75	90	25	8	20	25	5	5	30	2.5	35
RC-7.5	7,500	75	90	25	8	20	25	5	5	30	2.5	35
R-6	6,000	60	90	25	5	12	25	5	5	30	2.5	35
R-MF	Reference Article II, Section 55-17											
TC-CV	10,000	60	80	10 to 15 ³	5	10	20	5	5	60	2.5	18-35 ⁵
C-V Com	10,000	100	100	25	5	10	20	5	5	50	2.5	35
C-V Res	10,000	100	100	30	10	20	30	5	5	30	2.5	35
C-M	10,000	80	100	25	8	20	25	5	5	30	2.5	35
TC-CPHD	20,000	80	100	20 to 30 or DTS ¹	5	10	20 ⁴	5	5	60	2.5	35
CC-CPHD	20,000	80	100	20 to 30 or DTS ¹	5	10	20 ⁴	5	5	60	2.5	35
CPHD	30,000	125	150	50	10	20	40	5	10	50	2.5	35
TC-CN	12,000	80	80	20 to 30 ²	5	10	20 ⁴	5	5	60	2.5	35
C-N Com	15,000	100	100	50	10	25	20	5	5	50	2.5	35
C-N Res	15,000	100	100	40	10	25	20	5	10	20	2.5	35
ML-1	9,000	75	120	30	8	20	30	5	5	30	2.5	35
ML-2	9,000	75	120	30	8	20	30	5	5	30	2.5	35
ML-3	7,500	75	90	25	8	20	25	5	5	30	2.5	35
ML-4	Reference Article II, Section 55-26											
ML-5	Reference Article II, Section 55-27											

BARNEGAT CODE

Notes:

1. The front yard setback shall be a minimum of 20 feet from the street right-of-way or a minimum of 0 feet from the Desirable Typical Section (DTS) limit of the roadway, whichever distance from the street right-of-way is greater. The front yard setback shall be a maximum of 30 feet from the street right-of-way.
2. The front yard setback shall be a minimum of 20 feet and a maximum of 30 feet from the street right-of-way.
3. The front yard setback shall be a minimum of 10 feet and a maximum of 15 feet from the street right-of-way.
4. Any commercial development adjoining a residential property or zone to the rear shall have a minimum fifty (50) foot rear yard setback.
5. The minimum permitted height of a principal structure within the TC-CV Zone shall be 18 feet and the maximum shall be 35 feet.
6. Additional area, yard and building requirements are specified for some zones and uses within Article II of Chapter 55.
7. Adult community housing shall be permitted subject to the provisions of this chapter.
8. The minimum gross floor area for all detached single-family dwellings shall be as follows except in ML Zones where the Inclusionary Development Regulations set forth minimum floor requirements: One (1) bedroom unit, nine hundred (900) square feet; two (2) bedroom unit, one thousand fifty (1050) square feet; three (3) bedroom unit, one thousand three hundred (1300) square feet. Each additional bedroom, one hundred (100) square feet.
9. For all zones, both aboveground and in-ground pools have a side and rear yard setback of 10 feet, including the proposed areas surrounding the pool, including but not limited to any surrounding patio or deck.