

LAND DEVELOPMENT ORDINANCE

21 Attachment 2

BULK REQUIREMENTS - RESIDENTIAL ZONES

ZONE	MINIMUM REQUIREMENTS								MAXIMUM PERMITTED			
	LOT AREA (Sq.Ft.)	LOT WIDTH	LOT DEPTH	FRONT YARD SETBACK	PRINCIPAL		ACCESSORY		LOT COVERAGE		DENSITY DU/ACRE	HEIGHT/ STORIES
					SIDE YARD SETBACK	REAR YARD SETBACK	SIDE YARD SETBACK	REAR YARD SETBACK	BUILDING COVERAGE OF BLA*(1)	IMPERVIOUS COVERAGE OF BLA*(1)		
R-1	40,000	150'	150'	50'	20'/40'	40'	(2)	(2)	20%	75%	NA	35'/2
R-1(Cluster)	30,000	125'(3)	150'	50'	20'/40'	40'	(2)	(2)	20%	75%	1.0	35'/2
R-1T	40,000	150'	150'	50'	20'/40'	40'	(2)	(2)	20%	75%	NA	35'/2
R-1T(Cluster)	22,500	125(3)	150'	50'	20'/40'	40'	(2)	(2)	20%	75%	1.0	35'/2
R-2	22,500	125'	125'	50'	10'/30'	40'	(2)	(2)	22%	75%	NA	35'/2
R-2(Cluster)	16,875	120'	120'	45'	10'/30'	40'	(2)	(2)	25%	75%	1.7	35'/2
R-2HD	9,750(10)	75'	130'(10)	25'	10'	40'	(2)	(2)	38%	70%	2.1	35'/2 whichever less
R-3	18,750	125'	125'	45'	10'/30'	40'	(2)	(2)	25%	80%	NA	35'/2
R-3(Cluster)	14,000	100'	125'	35'(9)	10'/30'	40'	(2)	(2)	25%	75%	2.0	35'/2
R-4	10,000	90'	100'	30'	10'/25'	30'	(2)	(2)	27%	90%	NA	35'/2
R-4HO	10,000	90'	100'	30'	10'/25'	30'	(2)	(2)	27%	90%	NA	35'/2
R-5	7,500	75'	100'	30'	15%/30%	30'	(2)	(2)	35%	90%	NA	30'/2
R-6	5,000(4)	50'(4)	100'	30'	5'/20%	30'	(2)	(2)	35%	90%	NA	30'/2
R-7	25 Acres	500'	500'	70'	50'(5)	50'(5)	50'(5)	50'(5)	27%	60%	10	30'/2 stories above grade, whichever less
R-3/PRD(7)	35 Acres	750'	1,000'	100'(6)	100'(6)	100'(6)	100'(6)	100'(6)	27%	NA	See § 21-31.2	35'/2 stories above grade, whichever less

***To obtain buildable lot area use the following formula:**

Buildable lot area = total lot area minus the required buffer, minus undeveloped wetlands or floodplains x 75%

TOWNSHIP OF OCEAN CODE

AR-3/PRD(8)	25 Acres	400'	1,000'	100'(6)	100'(6)	100'(6)	100'(6)	100'(6)	27%	NA	See § 21-32.2	35'/2 stories above grade, whichever less
MIR-1	5 Acres	200'	200'	25' 100' when adjacent to single family detached use	25' 100' when adjacent to single family detached use	25' 100' when adjacent to single family detached use	15' 50' when adjacent to single family detached use	15' 50' when adjacent to single family detached use	35%	60%	12.35 units	See § 21-32A.2i.

NOTES FOR BULK REQUIREMENTS – RESIDENTIAL ZONES

- (1) All lot coverages are based upon “buildable lot area”.
- (2) See Ordinance text for required accessory building and structure setbacks.
- (3) Minimum lot width on corner lots shall be 150 feet.
- (4) Corner lots shall have a minimum area of 10,000 sq. ft. and a minimum width of 100 feet.
- (5) Side and rear yard setbacks shall be 100 feet when abutting a single family residential zone.
- (6) Minimum setback from N.J. Route 18 shall be 150 feet.
- (7) Bulk requirements shown are for townhouse development. Single family uses shall use R-3 bulk standards.
- (8) Bulk requirements shown are for planned residential developments. Single family residential uses shall use R-3 Cluster standards.
- (9) Except that any attached or detached garage with the doors facing a public street shall be set back a minimum of 40 feet.
- (10) For lots along Bowne Road: the minimum lot size shall be 9,000 sq. ft. and the minimum lot depth shall be 120 feet.