

LAND DEVELOPMENT ORDINANCE

21 Attachment 3

[Amended 3-8-2018 by Ord. No. 2303]

BULK REQUIREMENTS - NONRESIDENTIAL ZONES

ZONE	MINIMUM REQUIREMENTS								MAXIMUM PERMITTED		
	LOT AREA	LOT WIDTH	LOT DEPTH	FRONT YARD SETBACK	PRINCIPAL		ACCESSORY		LOT COVERAGE	FLOOR AREA RATIO	HEIGHT/STORIES
					SIDE YARD SETBACK	REAR YARD SETBACK	SIDE YARD SETBACK	REAR YARD SETBACK			
T-1	10,000	100'	100'	30'	10'/25'	30'	(1)	(1)	27%(2)	27%(2)	35'/2
C-1	10,000 sq.ft.	50'	100'	5'	0'(3)	10'	0'(3)	10'	27%	NA	35'/2.5 whichever less
C-2	2 Acres	250'	250'	100'(9)	25'/50'(9)	50'(9)	25'/50'(9)	50'(9)	27%	30%	45'/4(9) whichever less
C-3	20,000 sq.ft.	100'	100'	50'	12'(4)	20'(4)	12'(4)	20'(4)	27%	30%	45'/2.5 whichever less
C-4	40 Acres	1,000'	1,500'	(5)	(5)	(5)	(5)	(5)	NA	NA	65'/8 whichever less
C-5	3 Acres	350'	300'	100(10)	70'/35%	75'	70'/35%	75'	NA	35%	45'/4
C-7	See Section 21-38B for bulk standards										
I-1	40,000 sq.ft.	150'	200'	50'	20'/80'(6)	60'(6)	20'/80'(6)	60'(6)	54%	54%	35
O-1/20	20,000 sq.ft.	200'	100'	35'	12'/50%	20'	(1)	(1)	27%	30%	35'
O-1/40	40,000 sq.ft.	200'	100'	35'(7)	12'/50% (4)	20' (4)	(1)	(1)	27%	30%	35'
O-1/80	80,000 sq.ft.	200'	400'	100'(9)	50'(6)(9)	75'(6)(9)	(1)	(1)	27%	30%	45'/4(9) whichever less
SRI	See Section 21-43A										

TOWNSHIP OF OCEAN CODE

NOTES FOR BULK REQUIREMENTS – NON-RESIDENTIAL ZONES

- (1) See Ordinance text for required accessory building and structure setbacks.
- (2) Maximum building coverage is 27% of buildable lot area. Maximum impervious coverage is 90% of buildable lot area. Floor area ratio of 27% applies to professional offices only, and is limited to 20% for home professional offices only for that portion of the building which is utilized for the home professional office. Single family residences have no floor area ratio.
- (3) Where buildings are not attached, the minimum distance between buildings on adjacent lots shall be 15 feet. Where a property abuts a residential zone, the building shall be set back a minimum of 25 feet.
- (4) Where a property abuts a residential zone, the building shall be set back a minimum of 25 feet.
- (5) See Section 21-38 for setback standards.
- (6) Where a property abuts a residential zone, the building shall be set back a minimum of 100 feet.
- (7) Front yard setback shall be 100 feet on N.J. Route 35.
- (8) Reserved. Footnote eliminated when O-2 Zone eliminated on January 26, 2005 by Ordinance 2003.
- (9) Building setbacks shall be increased 5 feet for every one foot the building heights exceed 35 feet.
- (10) Front yard setback in the C-5 Zone shall be 100 feet plus 1 foot for each additional 1 foot of building height above 30 feet.