

ORDINANCE NO. 2549

**AN ORDINANCE AMENDING AND SUPPLEMENTING
CHAPTER 21 OF THE COMPREHENSIVE LAND DEVELOPMENT ORDINANCE
OF THE TOWNSHIP OF OCEAN**

BE IT ORDAINED BY THE Township Council of the Township of Ocean, County of Monmouth, State of New Jersey as follows:

Chapter 21 – The Comprehensive Land Development Ordinance of the Township of Ocean is hereby amended and supplemented to read as follows: deletions to the current ordinance are crossed out; additions to the current ordinance are noted in underline. Only specific sections shown as deletions or additions are being changed. All other sections shall remain unchanged.

SECTION I

**ARTICLE IV
ZONING PROVISIONS**

21-22. R-1 LOW DENSITY SINGLE-FAMILY RESIDENTIAL ZONE

21-22.2 Development Standards.

- a. Single-Family (Non-Cluster).
 - 1. Principal buildings.
 - (j) Maximum building height: ~~35 feet~~ 30 feet.
- b. Single-Family (Cluster).
 - 2. Principal buildings.
 - (k) Maximum building height: ~~35 feet~~ 30 feet.

21-23. R-R-1T LOW DENSITY SINGLE-FAMILY RESIDENTIAL TRANSITIONAL ZONE.

21-23.2 Development Standards.

- a. Single-Family (Non-Cluster)
 - 1. Principal buildings.

- (j) Maximum building height: ~~35 feet~~, 30 feet.

21-24. R-2 LOW DENSITY SINGLE-FAMILY RESIDENTIAL ZONE.

21-24.2. Development Standards.

- a. Single-Family (Non-Cluster).
 - 1. Principal buildings.
 - (j) Maximum building height: ~~35 feet~~, 30 feet.
- b. Single-Family (Cluster).
 - 2. Principal buildings.
 - (k) Maximum building height: ~~35 feet~~, 30 feet.

21-24A. R-2 High Density Single-family Residential Overlay Zone (R-2HD).

21-24A.2. Development Standards.

- a. Single Family Homes.
 - 1. Principal buildings.
 - (h) Maximum building height: ~~35~~ 30 feet from the highest point of finished grade at the front of the building or two one-half stories, whichever is less.

21-25. R-3 MEDIUM DENSITY SINGLE-FAMILY RESIDENTIAL ZONE.

21-25.2. Development Standards.

- a. Single-Family (Non-Cluster).
 - 1. Principal buildings.
 - (j) Maximum building height: ~~35 feet~~, 30 feet.
- b. Single-Family (Cluster).
 - 2. Principal buildings.

(k) Maximum building height: ~~35 feet~~ 30 feet.

21-26. R-4 MEDIUM DENSITY SINGLE-FAMILY RESIDENTIAL ZONE.

21-26.2 Development Standards.

a. Single-Family.

1. Principal buildings.

(i) Impervious: ~~65%~~ 45% total lot area

(j) Maximum building height: ~~35 feet~~ 30 feet

21-27. R-4HO MEDIUM DENSITY SINGLE-FAMILY RESIDENTIAL/HOME PROFESSIONAL OFFICE ZONE.

21-27.2 Development Standards.

a. Single-Family.

1. Principal buildings.

(i) Impervious: ~~65%~~ 45% of total lot area.

(j) Maximum building height: ~~35 feet~~ 30 feet

21-28. R-5 HIGH DENSITY SINGLE-FAMILY RESIDENTIAL ZONE.

21-28.2 Development Standards.

a. Single-Family.

1. Principal buildings.

(i) Impervious: ~~65%~~ 45% of total lot area

21-29. R-6 HIGH DENSITY SINGLE-FAMILY RESIDENTIAL ZONE.

21-29.2 Development Standards.

a. Single-Family.

1. Principal buildings.

- (i) Impervious: ~~65%~~ 45% of total lot area.

21-30. R-7 GARDEN APARTMENT RESIDENTIAL ZONE.

21-30.2. Development Standards.

- a. Principal buildings.

- 7. Impervious: ~~50%~~ 45% of total lot area.

21-31 R-3/PRD PLANNED RESIDENTIAL DEVELOPMENT ZONE.

21-31.2 Development Standards.

- b. In the event that the applicant elects to develop the property as a townhouse residential development, the following standards shall apply:

- 8. Townhouse dwelling units shall utilize the following standards:

- (g) Maximum building height: two stories above grade or ~~35~~ 30 feet, whichever is less.

21-32. AR-3/PRD AFFORDABLE HOUSING ZONE.

21-32.2. Development Standards.

- 10. Townhouse dwelling units including affordable townhouse dwelling units, shall utilize the following standards:

- (g) Maximum building height: two stories above grade or ~~35~~ 30 feet, whichever is less.

- c. Affordable Apartment Flats.

- 1. Bulk requirements.

Maximum impervious coverage: ~~50%~~ 45% (Based on gross tract area)

21-32A. MULTIFAMILY INCLUSIONARY RESIDENTIAL ZONE (MIR-1).

21-32A.2. Development Standards.

- i. Maximum stories; maximum height.

- 1. Within 200 feet of a property line of a single family detached use: two stories above grade: ~~35~~ 30 feet.

2. In other locations on the site: three stories above grade:-45 40 feet.

k. Maximum lot coverage – impervious: ~~50%~~ 45% of the total lot area.

SECTION II

All Ordinances, or parts thereof, contrary to the provisions of this Ordinance are hereby repealed to the extent that they are inconsistent herewith.

SECTION III

This Ordinance will take effect upon passage and publication according to law.

Record of Vote	Deputy Mayor Fisher	Councilman Acerra	Councilwoman Kaplan	Councilwoman Talarico	Mayor Napolitani
Motion To Approve			X		
Motion to Second		X			
Approved		X	X	X	X
Opposed					
Not Voting/Recuse					
Absent/Excused	X				

CERTIFICATION

*I hereby certify that this is a true copy of an Ordinance introduced by the Township of Ocean Governing Body at their meeting held on **June 11, 2026**.*

Jessie M. Joseph
Jessie M. Joseph, RMC/CMC
Township Clerk

BULK REQUIREMENTS RESIDENTIAL ZONES

	MINIMUM REQUIREMENTS								MAXIMUM PERMITTED			
					PRINCIPAL		ACCESSORY					
ZONE	LOT AREA (Sq. Ft.)	LOT WIDTH	LOT DEPTH	FRONT YARD SETBACK	SIDE YARD SETBACK	CURVE/ALLEY SETBACK	SIDE SETBACK	REAR YARD SETBACK	LOT COVERAGE		DENSITY DU/ACRES*	HEIGHT/STORIES
									TOTAL • LOT AREA	IMPERVIOUS COVERAGE TOTAL LOT		
R-1	40,000	150'	150'	50'	20'/40'	40'	(2)	(2)	25%	45%	NA	35' 30"/2.5
IQ (Cluster)	30,000	125'(3)	150'	50'	20'/40'	40'	(2)	(2)	25%	45%	1.0	35' 30"/2.5
R-IT	40,000	150'	150'	50'	20'/40'	40'	(2)	(2)	25%	45%	NA	35' 30"/2
R-1T(Cluster)	22,500	125'(3)	150'	50'	20'/40'	40'	(2)	(2)	25%	45%	1.0	35' 30"/2
R-2	22,500	125'	125'	50'	10'/30'	40'	(2)	(2)	25%	45%	NA	35' 30"/2.5
R-2(Cluster)	16,875	120'	120'	45'	10'/30'	40'	(2)	(2)	25%	45%	1.7	35' 30"/2.5
R-2 HD	9,750 (10)	75'	130'(10)	25'	10'	40'	(2)	(2)	25%	45%	2.1	35' 30"/2 whichever less
R-3	18,750	125'	125'	45'	10'/30'	40'	(2)	(2)	25%	45%	NA	35' 30"/2.5
R-3(Cluster)	14,000	100'	125'	35'(9)	10'/30'	40'	(2)	(2)	25%	45%	2.0	35' 30"/2.5
R-4	10,000	90'	100'	30'	10'/25'	30'	(2)	(2)	25%	65% 45%	NA	35' 30"/2.5
R-4H0	10,000	90'	100'	30'	10'/25'	30'	(2)	(2)	25%	65% 45%	NA	35' 30"/2.5
R-5	7,500	75'	100'	30'	15%/30%	30'	(2)	(2)	25%	65% 45%	NA	30'/2.5
R-6	5,000 (4)	50'(4)	100'	30'	5'/20%	30'	(2)	(2)	25%	65% 45%	NA	30'/2.5
R-7	25 Acres	500'	500'	70'	50'(5)	50'(5)	50'(5)	50'(5)	25%	50% 45%	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)	20%	40%	See §21-31.2	35' 30"/2 stories above grades whichever less

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AR-3/PRD(8)	25 Acres	400'	1,000'	100'(6)	100'(6)	100'(6)	100'(6)	100(6)	20%	40%	See §21-32.2	35'30"/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' 100' when Adjacent to Single family Detached use	15' 100' when Adjacent to Single family Detached use	25%	50% 45%	12.35 units	see § 21-32A2i.

NOTES FOR BULK REQUIREMENTS - RESIDENTIAL ZONES

- (1) Ail lot coverages are based upon "TOTAL 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 arc 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 4() 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.