

LAND USE REGULATIONS

30 Attachment 5

Appendix B  
Bulk Standards

Borough of Mantoloking, Ocean County, New Jersey  
Chapter 30, Land Use Regulations

| Zone              | Lot Requirements         |                              |                        |                           | Principal Building                               |   |  |   |                                       |   |  |   | Accessory Structure            |                                |  |  |   |
|-------------------|--------------------------|------------------------------|------------------------|---------------------------|--|---|--|---|---------------------------------------|---|--|---|--------------------------------|--------------------------------|--|--|---|
|                   | Min. Lot Size<br>Sq. Ft. | Min. Street Frontage<br>Feet | Min. Lot Depth<br>Feet | Lot Coverage <sup>1</sup> | Min. Front Yard Setback <sup>3,7,8</sup><br>Feet | Min. Interior Side Yard Setback<br>Feet | Min. Corner Side Yard Setback <sup>5</sup><br>Feet | Min. Interior Rear Yard Setback<br>Feet | Min. Street Rear Yard Setback<br>Feet | Vertical Building Envelope <sup>9,10,11</sup><br>Feet | Maximum Number of Habitable Stories<br>Stories | Second Habitable Floor to First Habitable Floor Ratio<br>Feet | Min. Side Yard Setback<br>Feet | Min. Rear Yard Setback<br>Feet | Min. Yard Abutting a Street Setback <sup>5</sup><br>Feet | Min. Yard Abutting the Bay Setback<br>Feet | Max. Accessory Structure Height<br>Feet |
| R-1 <sup>9</sup>  | 25,000                   | 100                          | 250                    | 2                         | 60 <sup>4</sup>                                  | 15                                      | 15   | 50                                      | 50                                    | 32  | 2.5  | 80%   | 15                             | 25                             | 25   | 25   | 15                                      |
| R-2A              | 20,000                   | 100                          | 150                    | 2                         | 35   | 10                                      | 15   | 50                                      | 50                                    | 30  | 2.5  | 80%   | 10                             | 10                             | 15   | 25   | 15                                      |
| R-2B <sup>9</sup> | 20,000                   | 70                           | 200                    | 2                         | 60 <sup>4</sup>                                  | 10                                      | 15   | 25                                      | 50                                    | 32  | 2.5  | 80%   | 10                             | 25                             | 25   | 25   | 15                                      |
| R-3A              | 15,000                   | 100                          | 150                    | 2                         | 25   | 10                                      | 15   | 25                                      | 25                                    | 30  | 2.5  | 80%   | 10                             | 10                             | 15   | 25   | 15                                      |
| R-3B <sup>9</sup> | 15,000                   | 70                           | 200                    | 2                         | 60 <sup>4</sup>                                  | 10                                      | 15   | 50                                      | 50                                    | 32  | 2.5  | 80%   | 10                             | 25                             | 25   | 25   | 15                                      |
| R-3C              | 13,000                   | 70                           | 190                    | 2                         | 60 <sup>4</sup>                                  | 10                                      | 15   | 50                                      | 50                                    | 32  | 2.5  | 80%   | 10                             | 25                             | 25   | 25   | 15                                      |
| R-4A              | 10,000                   | 70                           | 100                    | 2                         | 25   | 10                                      | 15   | 20                                      | 25                                    | 30  | 2.5  | 80%   | 10                             | 10                             | 15   | 25   | 15                                      |
| R-4B              | 10,000                   | 60                           | 100                    | 2                         | 25   | 10                                      | 15   | 20                                      | 25                                    | 30  | 2.5  | 80%   | 10                             | 10                             | 15   | 25   | 15                                      |
| R-5A              | 7,500                    | 70                           | 100                    | 2                         | 25   | 10                                      | 15   | 20                                      | 25                                    | 30  | 2.5  | 80%   | 10                             | 10                             | 15   | 25   | 15                                      |
| R-5B              | 7,000                    | 50                           | 100                    | 2                         | 25   | 10                                      | 15   | 20                                      | 25                                    | 30  | 2.5  | 80%   | 10                             | 10                             | 10   | 25   | 15                                      |
| R-6A              | 5,000                    | 70                           | 70                     | 2                         | 14   | 10                                      | 10   | 10                                      | 25                                    | 30  | 2.5  | 80%   | 10                             | 10                             | 10   | 25   | 15                                      |
| R-6B              | 5,000                    | 50                           | 75                     | 2                         | 15 <sup>7</sup>                                  | 10                                      | 10   | 10                                      | 20                                    | 30  | 2.5  | 80%   | 10                             | 10                             | 10   | 25   | 15                                      |
| B                 | 6,000                    | 40                           | 100                    | 2                         | 15   | 0                                       | 0  | 10                                      | 10                                    | 30  | 2.5  |   | 10                             | 10                             | 10   | 25   | 15                                      |

- 1 The maximum lot area which may be covered by buildings, structures, areas under roofs, awnings or eaves, decks, swimming pools, or impervious areas shall be 45%.
- 2 Lot coverage is 30% of lot area up to 12,000 SF, plus 12% of excess area over 12,000 SF and under 20,000 SF, plus 14% of excess over 20,000 SF, up to a maximum of 6,500 SF of coverage.
- 3 The front yard setback of any new or altered building shall be not less than the average front yard setback of existing buildings on lots of similar depth within two hundred (200) feet of the lot which is the subject of development, on the same frontage. In the event that one (1) building or structure skews the average front yard setback by greater than fifteen percent (15%), that building or structure shall be excluded from the average calculation. However, in no event shall the front setback be less than the scheduled minimum front yard setback for the subject lot.
- 4 The front yard setback for oceanfront properties is measured between the Dune Reference Line/Seawall Line as shown on the official Borough Tax Map and the building line.
- 5 On corner lots, the provisions for sight triangles would prevail.
- 6 Reserved.
- 7 The minimum front yard setback for the waterfront lots in the R-6B Zone is twenty-five feet (25').
- 8 The minimum front yard setback for lots with front yards on Ocean Avenue in the R-2B Zone is fifty feet (50').
- 9 If two or more lots consolidate, separate bulk standards apply. See § 30-9 for requirements.
- 10 The minimum first floor finished elevation shall be the elevation provided by the Best Available Flood Hazard Data plus 3 feet for the Borough's adopted freeboard, plus an additional 2.0 feet in V Zone and Coastal A Zone areas for floor supporting horizontal structural elements. The maximum first floor finished elevation shall be the higher of up to 9' above the crown of the road for all lots or Elevation 22 for all ocean front lots, Elevation 14 for all bay front lots or the minimum flood code Elevation for lots within the Coastal A Zone which are not bay front lots or Elevation 12 for all non ocean front, non bay front lots or lots not within the Coastal A Zone which are not bay front lots; plus the Vertical Building Envelope Modification Factor. For Block 25, the maximum first floor finished elevation shall be the higher of up to 9' above the crown of the road or Elevation 16. (Datum NAVD 88)
- 11 On existing structures being raised, the existing vertical building envelope may be maintained unless a floor area increase is proposed to the existing structure above the first finished floor, subject to the criteria of Footnote #10 of these Bulk Standards.
- 12 The Vertical Building Envelope Modification Factor is the difference between the Vertical Building Envelope per these Bulk Standards less the existing or proposed Vertical Building Envelope. This factor cannot be less than zero (0).
- 13 Lagoon front lots will be considered bay front lots for Bulk Standard purposes.