

ZONING

15 Attachment 1

Township of Plumsted

Schedule of Area, Yard and Building Requirements

(Section 15-3)

[Ord. #2007-01, §III; Ord. No. 2016-16]

Zone	Minimum Lot Area	Minimum Lot Width (feet)	Minimum Lot Frontage (feet)	Minimum Lot Depth (feet)	Minimum Yard Requirements* (feet)				Maximum Lot Coverage	Maximum Building Height (feet)	Maximum Accessory Building Height (feet)
					Front	One Side	Total Side	Rear			
***RA-5	5 acres	300' 350' (major street)**	150'	400'	80' 100' (major street)**	50'	100'	50'	—	35'	35'
RA-3	3 acres	300' 350' (major street)**	150'	300'	80' 100' (major street)**	50'	100'	50'	—	35'	35'
RA-2	2 acres	250' 300' (major street)**	125'	250'	80' 100' (major street)**	50'	100'	50'	—	35'	35'
R-40	40,000 (square feet)	150' 200' (major street)**	75'	200'	60' 80' (major street)**	20'	40'	40'	—	35'	15'
R-10	10,000 (square feet)	80'	40'	100'	30'	10'	20'	30'	—	35'	15'
MHP	See Subsection 15-4.6										
C-2	40,000 (square feet)	200'	150'	200'	70'	15'	30'	30'	40%	35'	—
C-3	40,000 (square feet)	200'	150'	200'	70'	15'	30'	40'	40%	35'	—
C-4	As approved by Planning Board									35'	
C-5	Same as C-2 Zone										
LI-2	2 acres	150'	150'	400'	60' 80' (major street)**	30'	60'	40'	50%	50'	50'

PLUMSTED CODE

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					Front	One Side	Total Side	Rear			
LI-1	40,000 (square feet)	100'	100'	400'	60'	30'	60'	40'	30%	50'	50'
FP	10 acres	300'	150'	400'	100'	50'	100'	50'	—	35'	35'

**NOTES:**

- Minimum Yard Requirements for Principal Buildings: The minimum allowable side and rear yard setbacks for accessory buildings to residential use shall be one-third of the minimum allowable side yard for principal buildings in that zone. All other accessory buildings shall maintain a minimum side and/or rear yard setback equal to the minimum side yard allowed for the principal building in that zone.
- \*\* Major streets are Ocean County Routes 528, 539 and 537.
- \*\*\* RA-5 as listed herein applies to tracts less than 20 acres. RA-5 tracts 20 acres or more, refer to 15-4.1a, Conservation Design.