

DEVELOPMENT

19 Attachment 1

SCHEDULE OF DISTRICT REGULATIONS
[Beginning January 2015, amendments to the schedule are: Ord. No. 2015-12; Ord. No. 2015-17; Ord. No. 2021-01; amended 2-21-2023 by Ord. No. 2023-02]

											Building Height			
Zone District and Permitted Use	Lot Area (Sq.Ft.)	Lot Frontage (Ft.)	Lot Width (Ft.)	Lot Depth (Ft.)	Side Yard (Ft.)	Rear Yard (Ft.)	Front Yard (Ft.)	Accessory Side and Rear (Ft.)	Building Coverage (%) (See Note 2)	Second Floor Habitable Area to Principal Building Area Limitation ^A	Impervious Coverage (%)	Feet (See Note 1)	Stories	Accessory (Feet)
Recreation and Open Space – ROS Only Public Uses	SUBJECT TO THE APPROVAL OF THE MAYOR AND COUNCIL OF THE BOROUGH OF POINT PLEASANT BEACH													
Low Density Residential – LR	15,000	75	75	150	15	50	25	15	25	85%	50	35	2	16 (1 story)
Low/Moderate Density Single Family Residential – SF-2	7,500	75	75	100	5	30	25	5	30	85%	50	35	2	16 (1 story)
Single Family Residential – SF-5 Detached Single Family	5,000	50	50	100	5	30	25	5	30	85%	50	35	2	16 (1 story)
Public Playgrounds, Parks and approved public use	SUBJECT TO THE APPROVAL OF THE MAYOR AND COUNCIL OF THE BOROUGH OF POINT PLEASANT BEACH													
High Density Residential – HR Single Family Detached Dwellings Garden Apartments Density: 10 units per acre Townhouses Density: 6 units per acre	5,000 2 acres 2 acres	50 150 150	50 150 150	100 250 250	5 25 25	30 50 50	25 40 40	5 Off-street parking, pools - 25 Off-street parking, pools - 25	30 25 25	85%	50 55 55	35 35 35	2 2 2	16 -- --
Resort Residential-1 – RR-1 Single Family Detached Rooming Houses Real Estate Offices All Other Permitted Uses	1,500 5,000 5,000 10,000	None 50 50 100	25 50 50 100	40 50 50 100	5 5 5 5	5 30 30 30	5 25 25 25	5 5 5 5	50 30 30 30		70 50 50 50	25 25 25 25	1 1 1 1	16 16 -- 16

POINT PLEASANT BEACH CODE

											Building Height			
Zone District and Permitted Use	Lot Area (Sq.Ft.)	Lot Frontage (Ft.)	Lot Width (Ft.)	Lot Depth (Ft.)	Side Yard (Ft.)	Rear Yard (Ft.)	Front Yard (Ft.)	Accessory Side and Rear (Ft.)	Building Coverage (%) (See Note 2)	Second Floor Habitable Area to Principal Building Area Limitation ^A	Impervious Coverage (%)	Feet (See Note 1)	Stories	Accessory (Feet)
Resort Residential -2 – RR-2 Single Family Detached Rooming Houses Professional Office	5,000 5,000 10,000	50 50 100	50 50 100	100 100 100	5 5 5	30 30 30	25 25 25	5 5 5	30 30 30	85%	50 50 70	35 35 35	2 2 2	16 16 --
Resort Residential-3 – RR-3 Single Family Detached Real Estate Office Rooming Houses	Same as in RR-2 Zone Same as in RR-1 Zone Same as in RR-1 Zone													
Hotels-Motels (conditional use as per Subsection 19-12.3b) Restaurants in Hotels-Motels only (conditional use as per Subsection 19-12.3b)	30,000 30,000	150 150	150 150	125 125	15 15	30 30	25 25	10 10	30 30		70 70	35 35	2 2	-- --
General Commercial – GC	5,000	50	50	100	*5	30	**	5	50		80	35***	2	--
Highway Commercial – HC	10,000	100	100	125	10	25	25	5 (side) 10 (rear)	50		70	35***	2	--
Limited Commercial – LC Single Family	10,000 5,000	100 50	100 50	100 100	10 5	30 30	25 25	-- 5	50 30	85%	70 50	20 35	1 2	-- 16
Resort Commercial – RC	10,000	100	100	125	10*****	25	****	20	40		70	35***	2	--
Hotels and Motels (conditional use as per Subsection 19-12.3b)	AS SET FORTH IN SUBSECTION 19-12.3b6													

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Marine Commercial – MC	10,000	100	100	125	10	25	25	25	40		70	35***	2	--
Hotels and Motels (conditional use as per Subsection 19-12.3b)	40,000	150	150	125	15	30	25	10	30		70	35***	2	--
Marine Service (Dockage, boat hauling, sales, repairs, equipment) Yacht Clubs/Marinas Boat Building Yards Marine Service Stations	15,000	100	100	125	25	25	25	10	40		70	35	2	--

Overlay District
Downtown Historic Overlay District – See §19-18.2, Definitions, Bulk Requirements; Use Regulations. (Ord. No. 2021-01)

* Attached structures on Arnold Avenue and Bay Avenue - 0' side if provided with approved site plan.

** 0' on Arnold and Bay Avenues - All other areas must be setback average on street.

*** 30' maximum on flat roof structures.

**** Average front yard within the block (or adjacent block, if there are no existing buildings on the block).

***** Within amusement area, connected buildings - 0' side yard.

^A The following are exempt from this limitation:

- i) A structure NOT in the Special Flood Hazard Area (SFHA) as determined by the Federal Emergency Management Agency (FEMA) and as illustrated on the Preliminary Flood Insurance Rate Map (P-FIRM) issued 1/30/2015 or its subsequent revisions.
- ii) Preexisting homes unless the existing home is elevated and expanded at the same time.
- iii) All homes with 2,500 square feet or less of "floor area" (as defined in Subsection 19-7.1 of the Borough Code) excluding, however, in determining whether the "floor area" is 2,500 square feet or less, decks, external stairs, unheated porches, detached garages, garages in any uninhabitable area under the first story, all other floor area in any uninhabitable area under the first story, and uninhabitable areas in any attic.

Note 1: For structures within the special flood hazard area where the zone normally allows building height of 35 feet, the allowable height when measured from BFE shall be 32.5 feet or 35 feet from curb grade whichever is less restrictive. For flat roofed structures where the zone normally allows building height of 30 feet, the allowable height when measured from the BFE shall be 27.5 feet or 30 feet from curb grade whichever is less restrictive. For structures within a V-Zone as defined by FEMA, the allowable height when measured from BFE shall be 35 feet or 30 feet for flat roofed structures.

Note 2: For structures within the special flood hazard area up to 1% increase in building coverage is permitted for decks and for stairs to access the building. Decks and stairs must be uncovered and open to permeable surfaces below.