

SCHEDULE I
ZONING SCHEDULE OF BULK AND COVERAGE CONTROLS
Manasquan, New Jersey

Zoning Districts	Minimum Lot Requirements		Minimum Yard Requirements				Maximum Height (Feet/Stories) (e)	Maximum Building Coverage %	Maximum Lot Coverage %
	Lot Area (sq. ft.)	Frontage (Ft.)	Front (Ft.)	Side Each Corner (Ft.)	Rear (Ft.)				
R-1 One-Family Residential	7,000	50	25(h)	5(j)	15(i)	35(g)	35-2 1/2	25	35
R-2 One-Family Residential	5,000	50	25(h)	5(j)	15(i)	20(g)	35-2 1/2	30	45
R-3 One-Family Residential	3,400	40	25(h)	5(j)	7(i)	20(g)	35-2 1/2	35	50
R-4 One-Family Residential	4,200	30	(a)	5(j)	7(i)	(a) (g)	35-2 1/2(i)(j)	35	50
R-5 One-Family Residential	2,700	40	10	5(j)	7(i)	20(g)	35-2 1/2	35	50
R-M Multifamily Residential (b)	40,000	100	25	20(j)	20(j)	25(g)	35-2 1/2	25	50
R-FM Planned Multifamily Residential (c)	60,000	400	15	16(j)	16(j)	16	35-2 1/2(i)(j)	40	60
R-PM One-Family Residential	2,700	40	(a)	5(j)	7(i)	(a)(g)	35-2 1/2(i)(j)	35	50
B-1 Business	5,000	30	10	3(d)	7	5	40-3	40	60
B-2 Marine Business	40,000	100	25	10	25	20(g)	35-2 1/2	35	40
B-3 General Business	20,000	100	25	10	25	20(g)	35-2 1/2	35	60
BR-1 Business Retail	5,000	30	10	3(d)	7	5	40-3	40	60
O Office	5,000	50	25	5	15	20(g)	35-2 1/2	30	60
I Industrial	10,000	75	25	10	15	20(g)	35-2 1/2	35	60
P Public Parking			Not Applicable						
CON Conservation			Not Applicable						

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Corner Lots Only

- (a) Aggregate depth of front and rear yards shall not be less than 30 feet and no yard shall be less than 10 feet. A minimum setback of 15 feet shall be required from the monumented borough beachfront line.
- (b) Maximum permitted density shall be 10 dwelling units per acre.
- (c) Maximum permitted density shall be 16 dwelling units per acre.
- (d) None required if fireproof construction.
- (e) Permitted height for conforming lots only. For nonconforming lots the height shall be determined only after planning Board review to assure compliance with the intent and purpose of the Zoning Law expressed in Section 35-9.4 (Schedule of area, yard and building requirements).
- (f) 1. The maximum height of a building in the R-4 Zone shall be either Option A or B as follows:
 - Option A** - The vertical plane of the building height envelope shall not exceed seventeen and one-half (17½) feet on the north, south and west sides of the building. From said point, the permitted building height envelope shall not break a thirty (30) degree slope line pitched toward the center of the building. Gable, hip and shed dormers shall be permitted on the east, west and either the north or south (but not both north and south) elevations. The total lineal footage of dormers, measured along the facia, shall not exceed fifteen (15) percent of the roof perimeter.
 - Option B** - The vertical plane of the building height envelope shall not exceed twenty one (21) feet on the north, south and west sides of the building. From said point, the permitted building height envelope shall not break a thirty (30) degree slope line pitched toward the center of the building. Gable, hip and shed dormers shall be permitted only on the east and west elevations. The total lineal footage of dormers, measured along the facia shall not exceed eight (8) percent of the roof perimeter.
- 2. "Building Height Envelope" is defined as the space formed by the walls of a building, using the height set forth in Option A or B, situated in compliance with the required side yard setbacks, its roof and the ground and shall not exceed the maximum height for the zone shown in Schedule I.
- 3. No single dormer shall exceed ten (10) feet in length measured along the facia. A dormer shall be set back a minimum of two (2) feet from the exterior vertical building wall beneath the dormer.
- 4. Roof overhangs not exceeding eighteen (18) inches, bay windows, chimneys, vents and roof stacks shall be exempt for the purpose of determining the building height envelope.
- (g) For accessory structures and uses, a five (5) foot setback is permitted unless more restrictive regulations are established elsewhere in this ordinance.
- (h) Front yard setback distance may be reduced to the average of front yard setbacks of principal structures on all developed properties on the same side of the street within 200 feet of the property as documented by a map prepared by a licensed land surveyor.
- (i) The building height and building envelope for individual dwelling units, either attached or detached shall comply with footnote (f) of this Schedule I.
- (j) Chimneys, stacks, vents roof overhangs and gutters shall not project more than eighteen (18) inches into or over any required side yard setback line in the residential zones. Any projection over eighteen (18) inches shall be considered part of the principal structure and shall conform to all required side yard setback requirements.

Building Height: The vertical distance from the reference datum to the highest point of the structure. (a) Single frontage or corner properties – height shall be measured from the top of curb, or in the absence of a curb from the crown of the road or the monumented Borough beach walk in the case of structures contiguous to the beachfront.

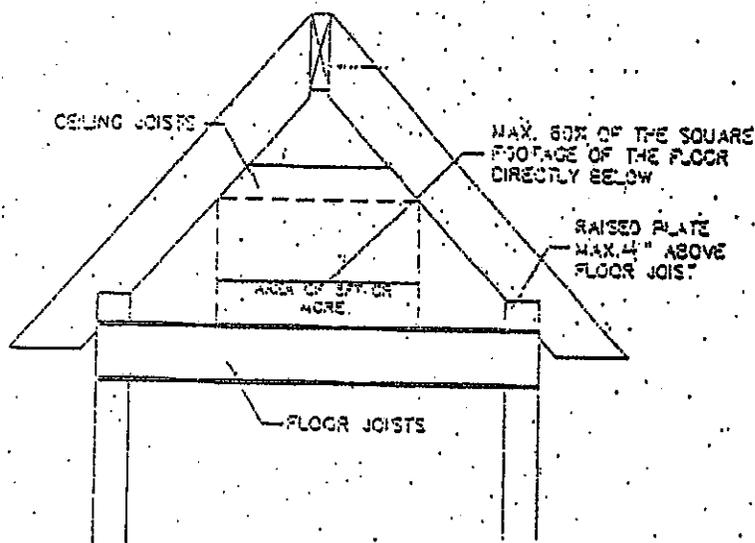
Building Coverage: The aggregate square footage or other area measurement by which all buildings occupy a lot as measured in a horizontal plane around the periphery of the foundation, and including the area under any roof extending more than 2 feet beyond the foundation. Chimneys, stacks, vents, roof overhangs and gutters shall not project more than eighteen (18) inches into or over any side yard setback line in the Residential Zones.

Lot Coverage (Impervious Coverage): The aggregate square footage or other measurement by which all buildings and structures and driveways, parking areas, street, walkways, patios, pools, plazas and other impervious surface covers a lot, as measured in a horizontal plane.

Corner Lot: The lesser frontage shall be the front of the lot and the greater frontage shall be the depth of the lot. If a corner lot has equal frontages, the front yard shall be the yard on which the main entry of the structure faces, and such designation of the front yard shall be permanent. If an interior faces two streets, the property owner shall select the front yard when applying for a zoning permit to build a structure and such designation shall be permanent.

Story, Half: The finished area of an attic where the intersection of the roof rafters and the exterior wall occurs within 4 inches of the floor/ceiling system, and in which space the maximum floor area at a ceiling height of 5 feet or more, inclusive of stairwells and roofed over porches, does not exceed 60 percent of the square footage of the floor directly below, inclusive of roofed over porches. All dormers, except stairwells, must be stepped back a minimum of 24 inches from the exterior wall beneath it.

Properties located in the R-4 Zone must comply with Option A or B as outlined in Section 35-9.4 (Schedule of area, yard and building requirements).



Note: Section 35-7.8 applies to all new single family dwellings.

Note: Section 35-7.9 applies to all new multiple dwellings or mixed use occupancies.

Note: Section 35-11.2 applies to all new dwellings in the R-4 Zone.

Note: Ordinance 2043-08 applies to all new construction over 500s.f. and inground swimming pools.