

ZONING

390 Attachment 2

Borough of Oceanport

Schedule II Bulk and Coverage Controls

[Amended 1-20-1977 by Ord. No. 396; 5-15-1980 by Ord. No. 443; 10-15-1987 by Ord. No. 557; 12-21-1989 by Ord. No. 597; 6-23-1997 by Ord. No. 693; 12-16-1999 by Ord. No. 728; 3-21-2013 by Ord. No. 912; 12-4-2013 by Ord. No. 924; 2-18-2016 by Ord. No. 962; 4-21-2016 by Ord. No. 963]

	R-1 Single- Family	R-2 Single- Family	R-3 Single- Family	R-4 Single- Family	R-5 Single- Family	R-5 Two- Family	R-7.5 Single- Family	RM Multi- Family	RMO Multiple- Family Development	RMW Multiple- Family Waterfront	V-C Village Center	VC-AH Village Center- Affordable Housing Overlay	B-1 Professional and Office	B-2 General and Recreational Commercial	I Industrial		
Minimum lot area (square feet)	30,000	15,000	12,000	10,000	10,000	7,000 ¹	7,500	5 acres		For bulk and coverage controls, see § 390-31.3	6,000 ^{2,3}	Same as the V-C Village Center District	62,500	80,000	40,000		
Minimum lot width (feet)	150	125	120	100	100	70 ¹	75	350			60			250	250	200	
Minimum lot depth (feet)	200	120	100	100	100	100	100	350			100			250	250	200	
Maximum height ⁵ (stories/feet)																	
Flat roof	2/30	2/30	2/30	2/30	2/30	2/30	2/30	2/30					2/30		2/30	2/30	2/30
All other roof types	2.5/35	2.5/35	2.5/35	2.5/35	2.5/35	2.5/35	2.5/35	2.5/35					2.5/35		2.5/35	2.5/35	2.5/35
Maximum lot coverage (percent)									For bulk and coverage controls, see § 390-24								
Principal building	25	25	25	25	25	25	25	25					— ⁴		25	15	30
Accessory building	5	5	5	5	5	5	5	5					5		—	5	5
Maximum dwellings per acre	1.5	3.0	3.7	4.5	4.5	6.3	4	12					16		—	—	—
Minimum yards (feet)																	
Principal building																	
Front	50	30	30	30	30	30	30	75					15		100	100	50
Side (one/both)	15/35	10/25	10/25	10/20	10/20	15/20	10/20	30/60			10/20		50/100	50/100	25/50		
Rear	40	40	25	25	25	25	25	50			25		100	60	25		

OCEANPORT CODE

	R-1 Single- Family	R-2 Single- Family	R-3 Single- Family	R-4 Single- Family	R-5 Single- Family	R-5 Two- Family	R-7.5 Single- Family	RM Multi- Family	RMO Multiple- Family Development	RMW Multiple- Family Waterfront	V-C Village Center	VC-AH Village Center- Affordable Housing Overlay	B-1 Professional and Office	B-2 General and Recreational Commercial	I Industrial
Accessory building															
Side	20	15	10	10	10	10	10	30			20		–	50	20
Rear	10	10	5	5	5	5	5	50			10		–	50	10
Impervious coverage (percent)	25	32	37	40	40	40	45	45	45		80		60	60	60

NOTES:

- ¹ Per dwelling unit.
- ² Shopping centers: minimum lot area of five acres and subject to site plan review. (See § 390-10 of this chapter.)
- ³ Elderly housing development shall have a minimum lot area of 15,000 square feet. Maximum number of elderly units per development is 50.
- ⁴ Not more than 80% of any lot area may be covered by buildings and/or impervious paving materials, and not more than 40% of any lot area may be occupied by buildings. A minimum of 20% of each lot shall be landscaped.
- ⁵ 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.
- ⁶ Waterfront properties in residence districts, no principal building shall be nearer to the natural waterline than the average alignment of the existing principal buildings within 200 feet of each side of the lot within the same block.
- ⁷ In residence districts, no principal building shall be nearer to the street line of any street than the average alignment of the existing principal buildings within 200 feet of each side of the lot within the same block.
- ⁸ Side yard of a corner lot. The side street setback lines of any corner lot platted on the Borough's Tax Maps as the lot existed at the time of adoption of this chapter, and of any corner lot shown on any subdivision plat which received final approval prior to the adoption of this chapter, shall not be less than 1/2 of the depth of the minimum front yard required on any adjoining lot fronting on a side street. Any corner lot delineated by subdivision after the adoption of this chapter shall provide a side street setback line which shall not be less than the minimum front yard required on any adjoining lot fronting on a side street.
- ⁹ Chimneys or flues may be erected within a rear yard or side yard, provided that they do not exceed 20 square feet in aggregate external area.
- ¹⁰ Required yards shall be open to the sky, unobstructed except for the ordinary projection of parapets, windowsills, doorposts, rainwater leaders and ornamental fixtures which may not project more than six inches into such yards. Nothing in this chapter shall prevent the projection of a cornice over any required yard.
- ¹¹ In residence districts, an open porch one story in height can project not more than six feet into the front yard and not more than five feet into the side yard but in no instance nearer than 10 feet to a side lot line and 24 feet to the front lot line (except R-M Districts).
- ¹² The maximum principal building height for existing structures that are unaltered and elevated to comply with the Borough's Flood Damage Prevention Ordinance are permitted a maximum height of 40 feet. The structures may only be elevated to the minimum height that provides for compliance with the ordinance and not above it.
All new or elevated structures shall comply with the following requirements: Structures that are built on conventional concrete or concrete block foundations shall provide a maximum exposed foundation of 40 inches. Siding treatment shall be extended downward to cover any foundation in excess of the forty-inch limit, covered with stone or landscape terraces utilized which shall be no closer than 10 feet to any property line. Structures that are built on piling or piers type foundations shall enclose the entire foundation with a finished architectural treatment, such as stone, masonry, framed lattice, framed louvers or siding to enclose the entire foundation same to be reviewed and approved by the Zoning Officer. Landscape terraces may be utilized so long as they are set back a minimum of 10 feet from any property line.