

ARTICLE IV - DIMENSIONAL REQUIREMENTS**Table II** ^(1,2,9)

The dimensional requirements listed govern the size and placement of buildings and other structures as indicated (--indicates no present requirement)

		RAA ⁽³⁾	RA	RB	RCS	B	BS	BS 1 ^r	POR	TC-H, TC-N, TC-S	G	I	MHP ⁽⁴⁾ Permit	MHP ⁽⁵⁾ Overnight
4.1	Minimum lot area (sq. ft.) ⁽²⁰⁾	43,560	15,000 ⁽⁶⁾	10,000 ^{(7)k}	6,000 ⁽⁸⁾	10,000 ⁱ	5,000 ^{(23),f}	5,000 ⁽²³⁾	See Article II Section 2.7	See Article II Section 2.8	15,000 ^g	22,000 ^g	400,000	120,000
4.1.1	Min. lot area per dwelling unit (sq. feet)	43,560	15,000 ⁽⁶⁾	5,000 ^{(7) n}	3,000 ^{(8), j, p}	10,000	2,500 ^{(23) k,p}	2,500 ⁽²³⁾			15,000 ^g	-- ^c	20,000	1000
4.1.2	Deleted 1990													
4.2	Minimum frontage (ft.) ^{(22), e}	200	125 ⁽⁶⁾	75 ^{(7), i}	60 ⁽⁸⁾	100 ⁱ	20	20			125	100 ^h	50 ^{d, (21)}	25 ^{d, (21)}
4.3	Minimum lot width (ft.)	200	125 ⁽⁶⁾	75 ⁽⁷⁾	60 ⁽⁸⁾	100 ⁱ	--	--			125 ^{g --}	100 ^h	50	25
4.4	Maximum number of stories/feet ⁽²⁷⁾	3/35 ^f	3/35 ^f	3/35 ^f	3/35 ^f	--/50 ^f	--/50 ^f	70 ^{(27A),(32)}			3/35 ^{f,g}	--/50 ^h	--	--
4.5	Minimum setbacks ^{(12) (13)} ^{(25) (29), o}													
4.5.1	Front (ft.)	20 ⁽¹⁵⁾	20 ^k	20 ^k	10	10 ⁱ	4 ^{b (17)}	4 ⁽¹⁷⁾			10 ^g	30	20 ⁽¹⁹⁾	20
4.5.2	Side (ft.) ⁽²⁸⁾	20 ⁽¹⁵⁾	15 ^{(26), m}	10 ^{(26), m}	7/12 ^{(16), m}	7 ⁱ	4	4			7 ^g	10/15 ^{h, (24)}	10 ⁽¹⁸⁾	10
4.5.3	Rear (ft.) ⁽²⁸⁾	20 ⁽¹⁵⁾	10 ^k	10 ^k	7	7 ⁱ	4	4			7 ^g	15 ^{h, (17)}	10 ⁽¹⁸⁾	10
4.6	Minimum square footage per dwelling unit ^a	900	900	500	500	400	330 ^e	330			500 ^g	--	--	--
4.7	Maximum number of dwelling units per structure	1	1	8 ^a	2	8 ^a	--	--			8 ^a	0	1	1
4.8 ^{q (30), (31)}	Maximum amount of sealed surface per lot, including but not limited to driveways, parking lots, and roofs	60%	60%	60%	60%	75%	75%	75%		(30), (31)	60%	60%	--	--
4.8a ¹	Maximum amount of sealed surface allowed per residential lot in the Aquifer Protection Zone	25%	25%	25%	25%	25%	25%	--			25%	25%	--	--
4.8b ¹	Maximum amount of sealed surface allowed per non-residential lot in the Aquifer Protection Zone	60%	60%	60%	60%	60%	60%	--			60%	60%	--	--

(See “Footnotes”)

- ^a Amended 1976
- ^b Amended 1981
- ^c Amended 1982
- ^d Amended 1983
- ^e Amended 1985
- ^f Amended 1986
- ^g Amended 1987
- ^h Amended 1989
- ⁱ Amended 1990

- ^j Amended 1992
- ^k Amended 1994
- ^l Amended 1997
- ^m Amended 1998
- ⁿ Amended 2007
- ^o Amended 2011
- ^p Amended 2012
- ^q Amended 2014
- ^r Amended 2014

SPECIAL NOTE: For footnotes where an effective date pertaining to a minimum dimensional requirement is listed (e.g., 3, 6, 7, 8, 23), a lot on record or approved prior to that date must conform to the particular footnoted requirement in force on the date of record or approval in order to be a buildable lot. (Amended 1991)

FOOTNOTES:

- (1) For the purpose of this section, all steps, porches, decks, piazzas and other similar elements shall be considered a part of the structure. (Amended 1985)
- (2) Vegetation on Corners-Within the area formed by the lines of intersecting streets and a line joining points on such lines fifteen feet distant from their point of intersection of their tangents, no structure other than a building and no foliage may be maintained between a height three and one-half (3 ½) feet and a height eight (8) feet above the plane through their curb grades.
- (3) Except if on record or having Planning Board approval prior to March 10, 1959.
- (4) See Article IX - Manufactured Home parks and applicable State laws and regulations.
- (5) 10% of total spaces may be utilized for transient facilities. Overnight transient facilities shall be restricted to a maximum stay of fifteen (15) days, lot area not less than 1,000 square feet with a width not less than twenty-five (25) feet.
- (6) Except if on record or having tentative Planning Board approval prior to March 10, 1970.
- (7) Unless lot recorded prior to March 13, 1962.
- (8) Unless on record prior to March 11, 1958.
- (9) In cases where properties are non-conforming by reason of any or all of the provisions of this article, an addition or expansion which otherwise meets the provisions of 4.4 through 4.8 inclusive, shall be permitted without variance. This provision shall not apply to properties deemed to be non-conforming, in whole or in part, by reason of Article III, USE REGULATIONS. (Amended 1996)
- (10) (Deleted 1990)
- (11) Deleted (March 2001).
- (12) Seven (7) feet to any other building on the lot in RA and RB Districts. (Amended 2002)

- (13) For multi-family dwellings refer to Article VIII, subsection 8.2.3.
- (14) (Deleted 2002)
- (15) Fifteen (15) feet to any other building on the same lot in the RAA District.
- (16) Seven (7) feet from one side lot line and twelve (12) feet from the opposite side lot line (the purpose of this is to provide for an adequate driveway on one side or the other of the lot).
- (17) Where setback requirements are four (4) feet, any part of a structure substantially on the setback line shall be of cement block construction, except that if of wood frame construction the structure shall have an approved sprinkler system. One and two-family dwellings are exempted from this requirement. (Amended 1991)
- (18) Twenty (20) feet between manufactured homes, not including patios, unincorporated porches, overnight transient facilities.
- (19) From public street.
- (20) If public sewer is not available, the minimum lot size shall be 40,000 square feet.
- (21) Refers to the frontage of the spaces within the parks. (Amended 1983)
- (22) A lot must be able to contain within the property lines and touching the front lot line, a square whose sides are equal in length to seventy-five percent (75%) of the frontage requirement of the district in which the lot is located. (Amended 1995)
- (23) Unless lot recorded prior to March 11, 1986. (Amended 1986)
- (24) Ten (10) feet from one side lot line and fifteen (15) feet from the opposite side lot line. (Amended 1989)
- (25) In order to correctly determine structure placement for setback requirements. (Amended 1997).
- (26) The side setback shall be 10 feet for any existing lot of record having less than the required frontage as listed in Article 4.2 in the RA zone. The side setback shall be 7 feet for any existing lot of record having less than the required frontage as listed in Article 4.2 in the RB zone. (Amended 2002)

- (27) Building Height shall be measured in accordance with Article I, Section 1.6. (Amended March, 2001)
- A. With the exception that unoccupied architectural appurtenances to which there is no public access and comprising not more than 25% of the structure's footprint in plan view shall be excluded. In no instance shall any appurtenance extend to a point greater than 80 feet in height measured vertically from the established average grade plane. (Amended March 2014)
- (28) Any accessory building being 100 square feet or less in size and not greater than 12 feet in height shall meet a minimum setback of four feet on both sides and rear of the property line in all zones, but must maintain the minimum required front property line setback in the zone said accessory building is being located. (Amended March, 2001 & Amended 2002)
- (29) (Deleted March 2014)
- (30) These standards shall apply to new development. (Amended March 2014)
- (31) These standards apply to redevelopment of any property, with the following exceptions:
That a lot lawfully existing prior to the adoption of this ordinance update, even with greater than 60% / 75% of impervious coverage, will be considered to be conforming with regard to impervious surface coverage (Article IV 4.8) provided that there is no increase in the impervious surface coverage from the redevelopment and either:
- a. the proposed project will not constitute a "substantial improvement" (defined as a project/development costing greater than 50% of the assessed value of the property, exclusive of the land value), or
- b. the proposed project will constitute a "substantial improvement" and it can be demonstrated that stormwater management controls will be used onsite to capture, store, treat, and/or infiltrate all stormwater runoff generated by the site. (Amended March 2014)
- (32) Structures are prohibited from casting shadows on the sand on the easterly side of Ocean Boulevard prior to 6 pm from May 15th through September 1st. The shadow effects of unoccupied architectural appurtenances and structural screening shall be included in the determination of the shadow effects of the structure. (Amended March 2014)