

SCHEDULE OF DISTRICT REGULATION – Chapter 19

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 (%)	Impervious Coverage (%)	Feet	Building Height 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	50	35	2	16 (1 story)
Single Family Residential SF-5 Detached Single Family	5,000	50	50	100	5	30	25	5	30	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	5,000	50	50	100	5	30	25	5	30	50	35	2	16
Garden Apartments Density: 10 units per acre	2 acres	150	150	250	25	50	40	Off-street parking, pools - 25	25	55	35	2	--
Townhouses Density: 6 units per acre	2 acres	150	150	250	25	50	40	Off-street parking, pools - 25	25	55	35	2	--
Resort Residential-1 RR-1													
Single Family Detached	1,500	None	25	40	5	5	5	5	50	70	20	1	16
Rooming Houses	5,000	50	50	50	5	30	25	5	30	50	20	1	16
Real Estate Offices	5,000	50	50	50	5	30	25	5	30	50	20	1	--
All Other Permitted Uses	10,000	100	100	100	5	30	25	5	30	50	20	1	16
Resort Residential -2 RR-2													
Single Family Detached	5,000	50	50	100	5	30	25	5	30	50	35	2	16
Rooming Houses	5,000	50	50	100	5	30	25	5	30	50	35	2	16
Professional Office	10,000	100	100	100	5	30	25	5	30	70	35	2	--

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 (%)	Impervious Coverage (%)	Feet	Stories	Accessory (Feet)
Resort													
Residential-3													
RR-3													
Single Family Detached			Same as in RR-2 Zone										
Real Estate Office			Same as in RR-1 Zone										
Rooming Houses			Same as in RR-1 Zone										
Hotels-Motels (Conditional use as per subsection 19-12.3b.)	30,000	150	150	125	15	30	25	10	30	70	35	2	--
Restaurants in Hotels-Motels only (Conditional use as per subsection 19-12.3b.)	30,000	150	150	125	15	30	25	10	30	70	35	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	10,000	100	100	100	10	30	25	--	50	70	20	1	--
Single Family	5,000	50	50	100	5	30	25	5	30	50	20	1	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 SECTION 19-12.3b,6										
Marine Commercial MC	10,000	100	100	125	10	25	25	25	40	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	--

\* 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