

ORDINANCE 2017-28

AN ORDINANCE TO AMEND AND SUPPLEMENT THE REVISED GENERAL ORDINANCES OF THE BOROUGH OF BRADLEY BEACH, COUNTY OF MONMOUTH, STATE OF NEW JERSEY, CHAPTER FOUR HUNDRED FIFTY, ATTACHMENT 1:1

ZONING

450 Attachment I

Schedule of Height, Area and Yard Requirements
Borough of Bradley Beach

[Amended 8-8-2006 by Ord. No. 2006-12; 4-24-2007 by Ord. No. 2007-6; 10-25-2011 by Ord. No. 2011-19; 8-26-2014 by Ord. No. 2014-16]

Zone District	Use	Location	Minimum Lot Requirements			Minimum Yard Requirements					Coverage and Height		
			Area ¹ (square feet)	Width ¹ (feet)	Depth ¹ (feet)	Principal Structure			Accessory Structure		Maximum Building Coverage (%)	Maximum Impervious Coverage (%)	Maximum Building Height (feet)
						Front (feet)	Rear (feet)	Side (feet)	Rear (feet)	Side (feet)			
R-1	All	Interior lot	5,000	50	100	15 and 25 ²	25 ³	5 and 10 ⁴	5	5	35%	60%	35
		Corner lot	5,000	50	100	15 and 25 ²	25 ³	5 and 10 ⁴	5	5	35%	60%	35
R-T	I family	Interior lot	5,000	50	100	15 and 25 ²	25 ³	5 and 10 ⁴	5	5	35%	60%	35
		Corner lot	5,000	50	100	15 and 25 ²	25 ³	5 and 10 ⁴	5	5	35%	60%	35
	Townhouse	All	30,000	200	100	15 and 25 ²	25	5 and 10	5	5	35%	60%	35
R-B	I family	Interior lot	5,000	50	100	15 and 25 ²	25 ³	5 and 10 ⁴	5	5	35%	60%	35
		Corner lot	5,000	50	100	15 and 25 ²	25 ³	5 and 10 ⁴	5	5	35%	60%	35
	2 family	Interior lot	5,000	50	100	15 and 25 ²	25	5 and 10	5	5	35%	60%	35
		Corner lot	5,000	50	100	15 and 25 ²	25 ³	5 and 10 ⁴	5	5	35%	60%	35
	Garden apartment	All	30,000	200	100	15 and 25 ²	25	5 and 10	5	5	20%	60%	35
		Townhouse	All	30,000	200	100	15 and 25 ²	25	5 and 10	5	5	25%	60%
GB	Business	All	5,000	50	100	None	10	None	5	5	90%	100%	40
GBW	Business	All	5,000	50	100	None	10	None	5	5	90%	100%	48
O-P	Office professional	All	5,000	50	100	None	10	None	5	5	90%	100%	40
B-0-R	Business office	All	20,000	100	100	10	10	10 and 14	5	5	50%	80%	40

NOTES:

1. The minimum front yard shall be 15 feet on north-south streets and 25 feet on east-west streets.
2. The rear yard for lots not meeting the minimum lot depth requirement, may be reduced proportionately to the existing lot depth as a percentage of required lot depth, but in no case shall they be less than 10 feet.
3. The minimum side yards for lots not meeting the minimum lot width requirement that exist shall be 10% and 20% of the lot width.

BE IT FURTHER ORDAINED by the Mayor and Borough Council of the Borough of Bradley Beach, in the County of Monmouth, that Chapter Two Four Hundred Fifry, Attachment 1:1 of the Revised General Ordinances of the Borough of Bradley Beach, shall be amended to reflect said change.

THIS ORDINANCE shall become effective upon final passage and publication according to law.

KELLY BARRETT
Municipal Clerk

GARY ENGELSTAD
Mayor

Introduced: November 21 2017
Date of Hearing and Adoption: