

450 Attachment 1

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

Zone District	Use	Location	Minimum Lot Requirements			Minimum Yard Requirements			Principal Structure			Accessory Structure			Coverage and Height		
			Area (square feet)	Width (feet)	Depth (feet)	Front (feet)	Rear (feet)	Side (feet)	Rear (feet)	Side (feet)	Maximum Building Coverage (%)	Maximum Impervious Coverage (%)	Maximum Building Height (feet)				
R-1	All	Interior lot	5,000	50	100	15 and 25	25	5 and 10	5	5	35%	60%	35				
		Corner lot	7,500	75	100	15 and 25	25	5 and 10	5	5	35%	60%	35				
R-2	1 Family Townhouse	Interior lot	5,000	50	100	15 and 25	25	5 and 10	5	5	35%	60%	35				
		Corner lot	7,500	75	100	15 and 25	25	5 and 10	5	5	35%	60%	35				
		All	30,000	200	100	15 and 25	25	5 and 10	5	5	35%	60%	35				
R-B	1 Family 2 Family Garden apartment Townhouse	Interior lot	5,000	50	100	15 and 25	25	5 and 10	5	5	35%	60%	35				
		Corner lot	7,500	75	100	15 and 25	25	5 and 10	5	5	35%	60%	35				
		Interior lot	5,000	50	100	15 and 25	25	5 and 10	5	5	35%	60%	35				
		Corner lot	7,500	75	100	15 and 25	25	5 and 10	5	5	35%	60%	35				
		All	30,000	200	100	15 and 25	25	5 and 10	5	5	20%	60%	35				
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-O-R	Business office	All	20,000	100	100	10	10	10 and 14	5	5	50%	80%	40				

* Any and all lots existing on February 1, 2003, shall be deemed conforming with respect to lot width, depth and area.

† The minimum front yard shall be 15 feet on north-south streets and 25 feet on east-west streets.

‡ The rear yard for lots not meeting the minimum lot depth requirement that existed on March 1, 2003, 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.

§ The minimum side yards for lots not meeting the minimum lot width requirement that existed on March 1, 2003, shall be 10% and 20% of the lot width.