

ZONING

255 Attachment 1

Schedule of Area, Yard and Building Requirements Zoning Ordinance of the Borough of Tuckerton, Ocean County, New Jersey

[Amended 3-19-1979 by Ord. No. 2-1979; 6-16-1980 by Ord. No. 5-1980; 4-20-1981 by Ord. No. 2-1981;
12-5-1988 by Ord. No. 20-1988; 8-1-1994 by Ord. No. 14-1994; 11-4-2002 by Ord. No. 18-2002;
5-3-2004 by Ord. No. 5-2004; 12-17-2007 by Ord. No. 17-2007]

District	Minimum Lot Requirements			Minimum Lot Frontage (feet)	Minimum Required Yards						Maximum Height		Minimum First Floor Area (square feet)	Lot Coverage %	Residential Floor Area Ratio (FAR)
	Interior Lots		Corner Lots		Principal Building			Setback of Accessory Building		In Stories	In Feet				
	Area (square feet)	Lot Width (feet)	Width (feet)		Front Yard Depth (feet)	Each Side Yard (feet)	Rear Yard Depth (feet)	Side Yard (feet)	Rear Yard (feet)						
R-400	10 acres	400	40	200	40	20	50	20	20	3	35	1,200	10		
R-100 and R-100 SC	10,000	100	100	100	30	Combined 25 ⁽²⁾	30	10	15	3	35	1,200 ⁸	40	0.5	
R-200	3 acres	200	200	200	30	20	50	10	15	3	35	1,200	20		
R-75	7,500	75	75	75	25	Combined 25 ⁽²⁾	30	10	10	3	35	1,000 if 1-story 800/story if 2-story	40	0.33	
R-50	5,000	50	50	50	20	Combined 15 ⁽³⁾	20	5	5 ⁴	3	35 ⁽¹⁰⁾ (28)	600	400	0.75	
MF	40,000	150	150	100	60	30	30	30	30	2	35	860			
PSC	40 acres	--	--	--	25	6	25 ⁽⁵⁾	--	--	1	20	750 ⁽⁶⁾			
B-1	5,000	75	100	75	10	0	10	5	5	--	35	1,000		0.75	
B-2	20,000	100	150	100	10	20	10	10	10	--	35	1,000		0.5	
B-3	20,000	100	150	100	10	Combined 30 ⁽²⁾	10	--	--	--	35	1,000		0.5	
SV FEMA 100-year flood zone	5,000	75	100	75	20 max.	0	10	5	5	--	35	1,000		0.75	

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Notes:

1. Sixty feet is the minimum setback for a major street. Fifty feet is the minimum setback for a minor street.
2. One must be at least 10 feet.
3. One must be at least five feet.
4. Except when the rear of the lot abuts a lagoon, the rear yard shall be 10 feet.
5. If a porch, veranda or patio is in the rear of the building, the minimum rear yard setback is 20 feet.
6. For a one-bedroom unit: 750 square feet; for a two-bedroom unit: 960 square feet.
7. General modifications permitted. The schedule establishes minimum standards except as hereafter modified or adjustments are permitted.
 - a. Front yard. Wherein a lot exists between adjacent developed lots on which existing structures are located closer to the front property line than permitted in the schedule, the front yard depth may be reduced to the average of the front yard depth of the adjacent developed lots, except that no front yard shall be reduced to less than 15 feet or 1/2 of the required front yard depth, whichever is the greater.
 - b. Side yard. Wherein a lot exists of less than required width, yard widths may each be reduced by 1/2 foot for each one-foot interval of lot width less than required, except that the maximum side yard width reduction permitted shall be five feet, and in no case shall any side yard be reduced to less than five feet in width.
8. The minimum first-floor area limitation of 1,200 square feet may be satisfied by providing 1,200 square feet total living area over two floors in the R-100 and R-100SC Districts.
9. In the case of conflicting floor area ratios, the most restrictive floor area ratio shall apply.
10. In the Tuckerton Beach area, said area being that portion of the Borough of Tuckerton in the R-50 District located south of Bass Road, the maximum height limitation shall be 28 feet above the base flood elevation. [See § 255-12C(2).]