

LAND USE

147 Attachment I

Borough of Bay Head

Appendix A  
Schedule of Area, Yard and Building Requirements  
(§ 147-5)

[Amended 11-3-1993 by Ord. No. 1993-10; 10-4-1994 by Ord. No. 1994-10; 11-8-1995 by Ord. No. 1995-11;  
3-16-1999 by Ord. No. 1999-4; 3-5-2002 by Ord. No. 2002-2; 9-16-2003 by Ord. No. 2003-6; 9-3-2013 by Ord. No. 2013-05;  
7-5-2016 by Ord. No. 2016-16]

Zone	Minimum Lot Requirements		Minimum Required Yard Depth (feet)							Maximum Percentage Lot Coverage by Buildings	Maximum Percentage Lot Coverage By Structure	Maximum Height (stories)	Maximum Height <sup>5</sup> (feet)	Accessory Building Maximum Height (feet)
			Principal Building				Accessory Building							
			Area (square feet)	Lot Width (feet)	Front Yard Depth	Each Side Yard Depth	Combined Side Yard Depth	Rear Yard Depth	Distance to any Side Line					
R-100	10,000	100	35	10	25	15	10	10	35	50	2.5	35	16	
R-100-BF	10,000	100	35	10	25	15	10	10	35	50	2.5	35	16	
R-100-OF	10,000 <sup>1</sup>	100	Note 7	10 <sup>6</sup>	25 <sup>6</sup>	20	10	10	25	40	2.5	35	16	
R-50	5,000	50	20	6	16	10	4	4	35	50	2.5	35	16	
B & B	5,000	50	20	6	12	10	4	4	60 <sup>3</sup>	75 <sup>3</sup>	2.5	35	16	
B-1	5,000	50	20	6	12	20	4 <sup>2</sup>	4 <sup>2</sup>	60 <sup>3</sup>	75 <sup>3</sup>	2.5	35	16	
B-2	10,000	100	35	10	25	15	10	10	35 <sup>4</sup>	75 <sup>4</sup>	2.5	35	16	
C	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	

NOTES:

- <sup>1</sup> Corner lots in the R-100-OF Zone on the east side of East Avenue shall have a minimum bulk area of 12,000 square feet; see § 147-5B.
- <sup>2</sup> Accessory buildings can occupy no more than 30% of the required yard area.
- <sup>3</sup> Single-family residences within the B-1 Zone and B&B Zone shall comply with the bulk requirements of the R-50 Zone.
- <sup>4</sup> Single-family residences in the B-2 Zone shall comply with the bulk requirements of the R-100-BF Zone.
- <sup>5</sup> Buildings in flood hazard areas shall be permitted to have a maximum height of 32.5 feet above base flood elevation.
- <sup>6</sup> Existing lots in the R-100-OF Zone which are less than 75 feet in width shall have combined side yards which are at least 1/3 of the lot width. The minimum side yard depth shall remain 10 feet, except in the case of lots which are less than 60 feet in width, where the side yards shall have a minimum depth of seven feet.
- 7. Front yard setback in the R-100-OF zone is established for each oceanfront property individually as set forth in Appendix B.