

ZONING  
Chapter 35 Attachment 1

**SCHEDULE I**  
**ZONING SCHEDULE OF BULK AND COVERAGE CONTROLS**  
Manasquan, New Jersey

Zoning Districts	Minimum Lot Requirements		Minimum Yard Requirements				Maximum Height (Feet/Stories)	Maximum Building Coverage	Maximum Lot Coverage
			Front	Side Each Corner		Rear			
	Lot Area (sq. ft.)	Frontage (Ft.)	(Ft.)	(Ft.)	(Ft.)	(Ft.)	(e)	%	%
R-1 One-Family Residential	7,000	50	25(g)	5(i)	15(i)	35(f)	35-2 1/2	25	35
R-2 One-Family Residential	5,000	50	25(g)	5(i)	15(i)	20(f)	35-2 1/2	30	45
R-3 One-Family Residential	3,400	40	25(g)	5(i)	7(i)	20(f)	35-2 1/2	35	50
R-4 One-Family Residential	4,200	30	(a)	5(i)	7(i)	(a)(f)	35-2 1/2(h)(j)	35	50
R-5 One-Family Residential	2,700	40	10	5(i)	7(i)	20(f)	35-2 1/2	35	50
R-M Multifamily Residential (b)	40,000	100	25	20(i)	20(i)	25(f)	35-2 1/2	25	50
R-PM Planned Multifamily Residential (c)	60,000	400	15	15(i)	15(i)	15	35-2 1/2(h)	40	60
R-PM One-Family Residential	2,700	40	(a)	5(i)	7(i)	(a)(f)	35-2 1/2(h)	35	50
B-1 Business	5,000	30	10	3(d)	7	5	40-3	40	60
B-2 Marine Business	40,000	100	25	10	25	20(f)	35-2 1/2	35	40
B-3 General Business	20,000	100	25	10	25	20(f)	35-2 1/2	35	60
BR-1 Business Retail	5,000	30	10	3(d)	7	5	40-3	40	60
O Office	5,000	50	25	5	15	20(f)	35-2 1/2	30	60
I Industrial	10,000	75	25	10	15	20(f)	35-2 1/2	35	60
P Public Parking	N/A			Corner Lots Only					
CON Conservation	N/A								

Note: See following pages

April 30, 2025

## MANASQUAN CODE

### Schedule I Zoning Schedule of Bulk and Coverage Controls - Continued

#### Notes to Schedule I

- a. Aggregate depth of front and rear yards shall not be less than 30 feet and no yard shall be less than 10 feet. A minimum setback of 15 feet shall be required from the monumented Borough beachfront line;
- b. Maximum permitted density shall be 10 dwelling units per acre;
- c. Maximum permitted density shall be 16 dwelling units per acre;
- d. None required if fireproof construction;
- e. Permitted height for conforming lots only. For nonconforming lots, refer to Sections 35-12.1, 35-12.2, 35-12.3. For properties located in Flood Zones A and V, refer to Sections 35-11.3b, 35.11c, and 35-11d;
- f. For accessory structures and uses, a five-foot setback is permitted unless more restrictive regulations are established elsewhere in this ordinance;
- g. Front yard setback distance may be reduced to the average of front yard setbacks of principal structures on all developed properties on the same side of the street within 200 feet of the property as documented by a map prepared by a licensed Land Surveyor;
- h. The building height and building envelope for individual dwelling units, either attached or detached, shall comply with footnote (f) of this Schedule I;
- i. Chimneys, stacks, vents, roof overhangs and gutters shall not project more than 18 inches into or over any required side yard setback line in the residential zones. Any projection over 18 inches shall be considered part of the principal structure and shall conform to all required side yard setback requirements;
- j. The maximum height for single-family dwellings facing the beachfront shall be 38 feet for conforming lots and 33 for non-conforming lots.

(Ord. No. 2130-13 §§ 2, 6; Ord. No. 2229-2017; Ord. No. 2377-22)

#### **Noted: The Following Sections of the Borough Code May Apply:**

- (a) Section 35-7.8 applies to all new single-family dwellings.
- (b) Section 35-7.9 applies to all new, multiple dwellings and/or mixed use occupancies.
- (c) Section 35-11.2 applies to all new dwellings in the R-4 Zone.
- (d) Section 28-1.3 applies to all new structures, in-ground pools and additions over five hundred (500) square feet

**Building Height** – The vertical distance from the reference datum to the highest point of the structure. (a) Single frontage or corner properties – height shall be measured from the top of the curb or in the absence of the curb from the crown of the road or the monumented Borough beach walk in the case of structures contiguous to the beachfront.

**Building Coverage** – The aggregate square footage or other area measurement by which all buildings occupy a lot as measured in a horizontal plane around the periphery of the foundation, and including the area under any roof extending more than two (2) feet beyond the foundation. Chimneys, stacks, vents, roof overhangs and gutters shall not project more than eighteen (18) inches into or over any side yard setback line in the residential zones.

**Lot Coverage (Impervious Coverage)** – That portion of the lot that is covered by non-permeable surfaces, including but not limited to, buildings, parking areas, driveways, service areas, streets, walkways, patios, pools and plazas. With reference to walkways, patios and plazas, the materials utilized in the construction of such areas, may be determined to be permeable based upon commonly accepted construction standards and credible testimony received by the Board. All required parking areas which are permitted to remain unimproved, and all gravel areas and landscape areas shall be considered as impervious surfaces if they are lined with weed-inhibiting plastic or other material.

**Corner Lot** – The lesser frontage shall be the front of the lot and the greater frontage shall be the depth of the lot. If a corner lot has equal frontages, the front yard shall be the yard on which the main entry of the structure faces, and such designation of the front yard shall be permanent. If any interior lot faces two streets, the property owner shall select the front yard when applying for a zoning permit to build a structure and such designation shall be permanent.

**Story, Half** – The finished area of an attic where the intersection of the roof rafters and the exterior wall occurs within four (4) inches of the floor/ceiling system, and in which space the maximum floor area at a ceiling height of five (5) feet or more, inclusive of stairwells and roofed over porches, does not exceed sixty (60) percent of the square footage of the floor directly below, inclusive of roofed over porches. All dormers, except stairwells or elevators must be stepped back a minimum of twenty-four (24) inches from the exterior wall beneath it.

