150 Attachment 1

Borough of Atlantic Highlands

Exhibit 5-2
Schedule of Zoning District Requirements[1,2,7,8]
[Amended 11-27-2002 by Ord. No. 15-2002; 2-26-2003 by Ord. No. 4-2003; 11-10-2004 by Ord. No. 16-2004; 11-16-2009 by Ord. No. 16-2009; amended at time of adoption of Code (see Ch. 1, General Provisions, Art. I)]

Zone District	Minimum Lot Size				Minimum Yard Requirements Principal Buildings and Structures				Accessory Buildings and Structures		Lot Shape Requirements[3] Minimum Diameter		Maximum Building Height				Maximum Lot Coverage		Maximum Useable Floor Area Ratio (UFAR)	Minimum Gross Floor Area (square feet)		
	Interior Lots		Corner Lots										Principal Building or Structure		Accessory Building or Structure						More Than One Story	
	Area (square feet)	Frontage and Width (feet)	Area (square feet)	Frontage and Width (feet)	Front Yard (feet)	Side Yard (feet)	Total Two Side Yards (feet)	Rear Yard (feet)	Side Yard (feet)	Rear Yard (feet)	Interior Lots (feet)	Corner Lots (feet)	Feet	Stories	Feet	Stories	Impervious Surface	Building		One Story Building	First Floor	Total Floors
R-1	7,500	75	7,500	75	20	10	20	20	5	5	50	45	35	2½	16	1	50%	25%	0.40	1,040	900	1,500
R-2	15,000	100	15,000	100	25	15	30	30	10	5	65	60	35	2½	16	1	40%	15%	0.35	1,500	1,200	1,800
R-3	30,000	100	30,000	100	25	15	30	30	10	5	65	60	35	2½	16	1	30%	12%	17.5	1,500	900	1,800
O-R	10,000	100	12,000	120	30	15	30	30	10	10	40	40	35	2½	16	1	70%	20%	2.00	1,500	1,200	1,800
HBD	4,000	35	4,000	40	—	—	—	25	—	10	30	35	35	3	16	1	90%	80%	2.00	2,000	1,500	2,500
CBD	10,000	100	10,000	100	—	—	—	30	—	10	60	60	40	3	16	1	80%	50%	0.75	2,500	2,000	3,000
LI[10]	40,000	150	40,000	150	20	15	60	50	15	15	85	85	40	3	16	1	70%	25%	0.35	2,500	2,000	4,000
MR[11]	40,000	150	40,000	150	30	15	30	30	15	15	85	85	35	2½	16	1	70%	25%	0.30	2,500	2,000	3,000
RTH[4]	5 acres	200	5 acres	200	25	25	50	25	15	15	145	145	35	2½	16	1	60%	20%	0.30	13	13	13
MF-1[5]	40,000	150	40,000	150	35	25	50	25	15	15	95	90	32	2	16	1	45%	20%	0.35	13	13	13
MF-2[6]	40,000	150	40,000	150	35	25	50	25	15	15	95	90	40	4	16	1	40%	20%	0.55	13	13	13
SC	15,000	100	15,000	100	30	15	30	30	10	10	55	55	35	2½	16	1	70%	20%	0.40	1,500/unit	1,200/unit	1,800/unit
WB[12]	40,000	200	40,000	200	25	10	20	10	10	10	160	160	35	2½	16	1	70%	30%	0.30	2,500	1,500	2,500
HB	40,000	200	40,000	200	30	15	30	30	10	10	135	135	32	2	16	1	70%	25%	0.25	2,500	2,000	3,000

NOTES:

1. The location and requirements on accessory structures defined as essential services, and the location of specific types of structures such as signs, fences and antenna structures are governed by Article VII of the Development Regulations.
2. Adjustments for steep slope areas shall be as prescribed by § 150-78.
3. Each lot shall be able to contain within it the shape of a circle tangent to the front yard setback line and located within the minimum side and rear yard lines. The diameter of the circle shall be as prescribed for the zone district. See Exhibit 5-3 for illustration.
4. The gross density of the RTH District shall not exceed eight dwelling unit per acre.
5. The gross density of the MF-1 District shall not exceed 16 dwelling units per acre.
6. The gross density of the MF-2 District shall not exceed 25 dwelling units per acre.
7. Area, bulk and setbacks in the PB District shall be based upon the specific use, building or structure approved by the governing body.
8. The MC District consists of the open waters of Sandy Hook Bay as shown on the zone map. The intent is to limit disturbance and maintain the open hay. Area, bulk and setback requirements are not applicable to this zone.
9. No structure, except within the MR District, shall be located within 50 feet of the mean high tide line of Sandy Hook Bay or of any area fronting thereon which is reserved for public beach purposes except for approved shore protection structures and water-dependent structures for public recreation. Within the MR District, buildings shall not be located within 35 feet of the mean high tide line, except for marine transportation facilities or any portion of a building or structure whose function is to provide service to boats or any building on a pier. A marine transportation facility may include such accessory uses as shops, restaurants, cocktail lounges and personal service facilities. In calculating the permitted useable floor area ratio of a building on a pier, the pier area may be used.
10. A fifty-foot-wide buffer shall be maintained between the LI District and an adjoining residential district.
11. Within the MR District no gasoline pump, gasoline storage tank nor any structure used for storing fuel or oil shall be located nearer than 100 feet to adjacent residential or commercial properties, except other boatyards or marinas.
12. A fifty-foot-wide buffer shall be maintained between the WB District and the R-1 District.
13. The minimum floor area requirements in the RTH, MF-1 and MF-2 Districts shall be as follows:
    a. One-bedroom units: 750 square feet/unit.
    b. Two-bedroom units: 900 square feet/unit.
    c. Three-bedroom units: 1,100 square feet/unit.
    d. Multifamily dwelling units over three bedrooms are prohibited.