

ZONING

SCHEDULE OF AREA, YARD AND BUILDING REQUIREMENTS
 PLUMSTED TOWNSHIP
 (Section 15-3)

Zone	Minimum Lot Area	Minimum Lot Width	Minimum Lot Frontage	Minimum Lot Depth	Minimum Yard Requirements*				Maximum Lot Coverage	Maximum Bldg. Height	Maximum Accessory Bldg. Height
					Front	One Side	Total Side	Rear			
***RA-5	5 Acres	300' 350' (Major Str.)**	150'	400'	80' 100' (Major Str.)**	50'	100'	50'	-	35'	35'
RA-3	3 Acres	300' 350' (Major Str.)**	150'	300'	80' 100' (Major Str.)**	50'	100'	50'	-	35'	35'
RA-2	2 Acres	250' 300' (Major Str.)**	125'	250'	80' 100' (Major Str.)**	50'	100'	50'	-	35'	35'
R-40	40,000 (Sq. Ft.)	150' 200' (Major Str.)**	75'	200'	60' 80' (Major Str.)**	20'	40'	40'	-	35'	15'
R-10	10,000 (Sq. Ft.)	80'	40'	100'	30'	10'	20'	30'	-	35'	15'
MHP	SEE SUBSECTION 15-4.6										
C-2	40,000 (Sq. Ft.)	200'	150'	200'	70'	15'	30'	30'	40%	35'	-
C-3	40,000 (Sq. Ft.)	200'	150'	200'	70'	15'	30'	40'	40%	35'	-
C-4	AS APPROVED BY PLANNING BOARD										
C-5	Same as C-2 Zone (Ord. No. 2016-16)										
LI-2	2 Acres	150'	150'	400'	60' 80' (Major Str.)**	30'	60'	40'	50%	50'	50'
LI-1	40,000 (Sq. Ft.)	100'	100'	400'	60'	30'	60'	40'	30%	50'	50'
FP	10 Acres	300'	150'	400'	100'	50'	100'	50'	-	35'	35'

Notes:

*Minimum Yard Requirements for Principal Buildings: The minimum allowable side and rear yard setbacks for accessory buildings to residential use shall be one-third of the minimum allowable side yard for principal buildings in that zone. All other accessory buildings shall maintain a minimum side and/or rear yard setback equal to the minimum side yard allowed for the principal building in that zone.

**Major streets are Ocean County Routes 528, 539 and 537.

***RA-5 as listed herein applies to tracts less than 20 acres. RA-5 tracts 20 acres or more, refer to 15-4.1a, Conservation Design.

(Ord. #2007-01, §III; Ord. No. 2016-16)