

SCHEDULE 1: SCHEDULE OF HEIGHT, YARD AND BULK REQUIREMENTS—COMMERCIAL
City of Asbury Park (Section 30-67)

Zone	Lot Size	Lot Width	Front Yard	Side Yard	Agg. Side	Rear Yard	Height	Bldg. Cov.	Imp. Cov.	Density	FAR
R1	5,000 sq. ft.	50 ft.	25 ft. ¹	6 ft.	14 ft.	25 ft.	2.5 st. 30 ft.	30%	65%	N/A	N/A
R2	2,500 s.f./unit	50 ft.	25 ft. ¹	6 ft.	14 ft.	25 ft.	2.5 st. 30 ft.	30%	65%	17 D.U./Ac.	N/A
R3 1-2 Fam Multi	Same as R1 10,000 s.f.	Same as R1 100 ft.	30 ft. ¹	Same as R1 20% of Lot Width	Same as R1 40% Lot Width	30 ft.	Same as R1 5 st. 60 ft.	30%	65% 65%	N/A 50 D.U./Ac.	N/A 1.5
B	Vacant parcels: 5,000 sf All others: existing lot area	Vacant parcels: 5,000 sf All others: existing lot width	Memorial Dr.: Min 10 ft; Max 25 ft All other streets: Min. 0 ft; Max. 10 ft	Adjacent to nonresidential district or use: none Adjacent to residential district or use: 5 ft	N/A	10 ft	4 stories. 50 ft	80%	80%	40 du/ac	2.5
LI	10,000 s.f.	75 ft.	10 ft.max.	5 ft.	10 ft.	20 ft.	3 st. 40 ft.	80%	90%	N/A	1

Commercial Uses Part 1

ZONE	Min. Lot Size	Min. Lot Width	Min. Side Yd.	Min. Agg. Side	Min. Front Yd.
B1	None	None	None or 5' to abutting bldg.	—	None
B2	None	None	Same as B1	—	10 ft.
NC	5,000 s.f.	50 ft.	Same as B1	—	10 ft. min.
PO	5,000 s.f.	50 ft.	Same as R1	Same as R1	Same as R1
LI	None	None	Same as B1	—	10 ft.
WRA	PURSUANT TO WATERFRONT REDEVELOPMENT PLAN				

Commercial Uses Part 2

ZONE	Min. Rear Yd.	Max. Density	Max. FAR	Min. OSR	Max. Bldg. Cov.	Max. Height	Height/Acc. Bldg.
B1	10% Lot Depth: 1	—	2.5	—	90% above 1st. St.	6 st. 75 ft.	Same as Prime-Struc.
B2	Same as B1	—	1	—	Same as B1	3 st. 40 ft.	Same as Prime-Struc.
NC	30 ft.	—	0.75	—	50%/80% w. Parking	3 st. 30 ft.	Same as Prime-Struc.
PO	Same as R1	—	0.75	—	35%/50% w. Parking	3 st. 30 ft.	Same as Prime-Struc.
LI	Same as B1	—	2.5	—	Same as B1	3 st. 40 ft.	Same as Prime-Struc.
WRA	PURSUANT TO WATERFRONT REDEVELOPMENT PLAN						

[#]Notes can be found at the end of the Schedule.

SCHEDULE 1: SCHEDULE OF HEIGHT, YARD AND BULK REQUIREMENTS—RESIDENTIAL
City of Asbury Park (Section 30-67)

Residential Uses Part 1