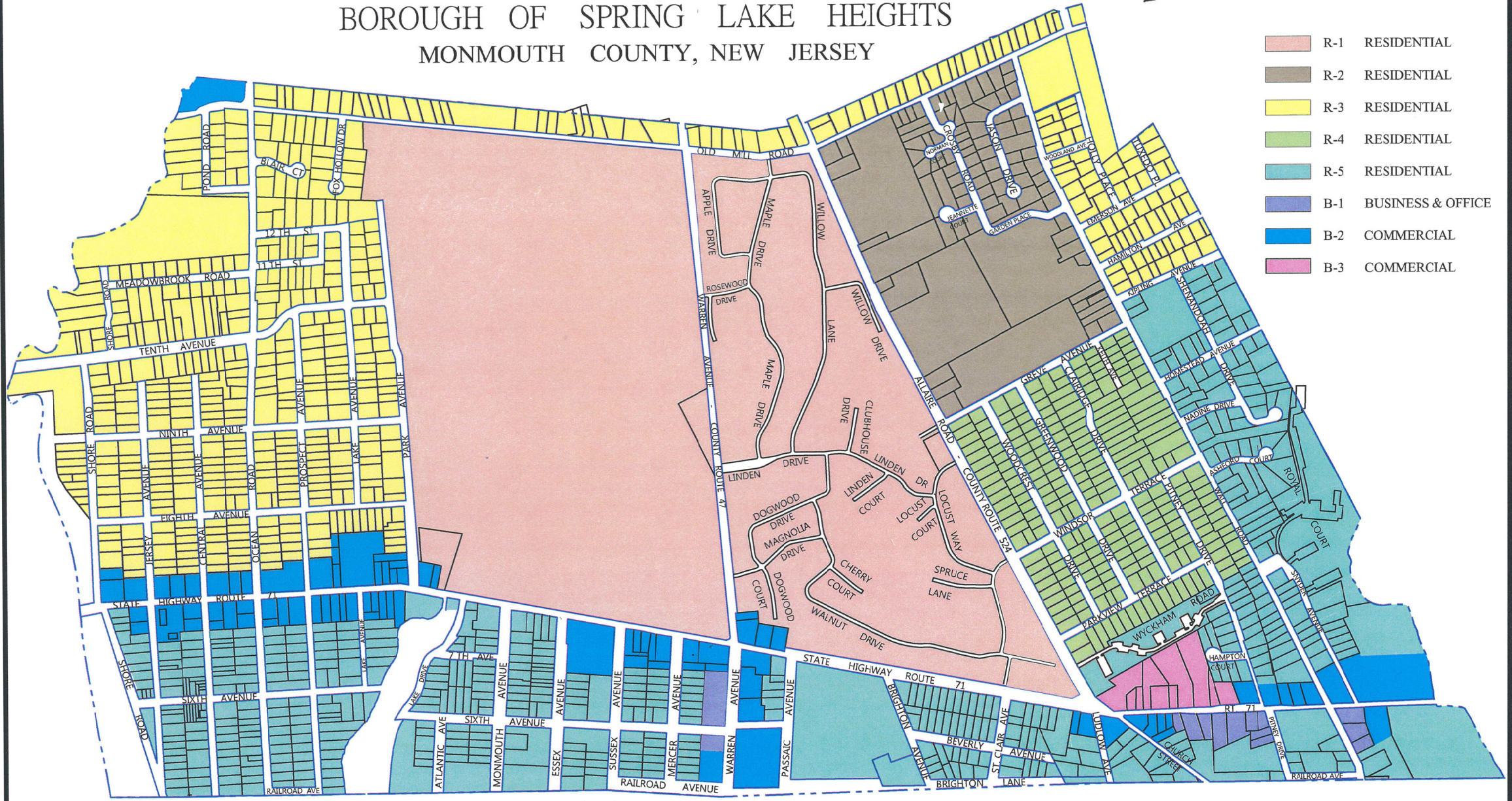


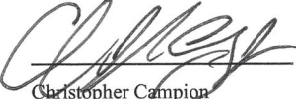
# BOROUGH OF SPRING LAKE HEIGHTS MONMOUTH COUNTY, NEW JERSEY

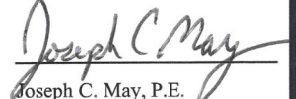


- R-1 RESIDENTIAL
- R-2 RESIDENTIAL
- R-3 RESIDENTIAL
- R-4 RESIDENTIAL
- R-5 RESIDENTIAL
- B-1 BUSINESS & OFFICE
- B-2 COMMERCIAL
- B-3 COMMERCIAL

## ZONING MAP

Adopted March 23, 2023  
Ordinance No. 2023-04 & 05

  
Christopher Campion  
MAYOR

  
Joseph C. May, P.E.  
BOROUGH ENGINEER



ZONING

22 Attachment 4

**Borough of Spring Lake Heights**

**SCHEDULE OF PERMITTED USES, YARD, AREA AND BULK REQUIREMENTS.  
[Ord. #6-1989, § 612; Ord. #18-1990, § 6; Ord. #1-1991, § 1; Ord. #22-2005; Ord. #11-2007  
§ 1; Ord. No. 13-2009; Ord. No. 2017-02 § 2; Ord. No. 2017-07 § 9]**

	R-1	R-2	R-3	R-4	R-5	B-1	B-2
Single-family detached dwelling units	P	P	P	P	P		
Municipal facilities	P	P	P	P	P	P	P
Residential cluster	P						
Home professional office				P	P		
Golf courses	P						
Essential services	P	P	P	P	P	P	P
Quasi-public buildings and recreational areas	CU	CU	CU	CU	CU		CU
Places of worship	CU	CU	CU	CU	CU		CU
Hospitals, nursing homes, philanthropic and eleemosynary uses	CU	CU	CU	CU	CU		
Retail and service stores							P
Banks, business and professional offices						P	P
Motels							P
Public utility installations	CU	CU	CU	CU	CU	CU	CU

P = Permitted use  
CU = Conditional use

See Additional Schedule of Permitted Uses, included as an attachment to this chapter, for additional permitted uses.

ZONING

22 Attachment 5

**SCHEDULE OF YARD, AREA AND BULK REQUIREMENTS  
BOROUGH OF SPRING LAKE HEIGHTS**

[Ord. #6-1989, § 612; Ord. #18-1990, § 6; Ord. #1-1991, § 1; Ord. #22-2005; Ord. #11-2007 § 1; Ord. No. 13-2009; Ord. No. 2017-02 § 2; Ord. No. 2017-07 § 9]

Zone	Use	Minimum Lot Area	Minimum Lot Frontage (Feet)	Minimum Lot Width (Feet)	Minimum Lot Depth (Feet)	Minimum Front Yard (Feet)	Minimum Side Yard (Feet)	Minimum Rear Yard (Feet)	Maximum Height (P) (Feet)	Maximum Height (A) (Feet)	Maximum Building Coverage	Maximum DU/Acre	Maximum Lot Coverage**
R-1	Single family detached dwelling units	40,000 square feet	150	150	200	50	25	30	32 See subsection 22-606.1	15	25%	1.0 G	50%
R-1	Residential cluster (from tract boundary)	10,000 square feet	80	80	100 50	35 50	10 50	20	32 See subsection 22-606.1	15	25%	1.0 G	50%
R-2	Single family detached dwelling units	7,500 square feet	75	75	100	30	10	10	32 See subsection 22-606.1	15	20%****	5.8	50%
R-3	Single family detached dwelling units	9,000 square feet	75	75	120	30	10	10	32 See subsection 22-606.1	15	20%****	4.8	50%
R-4	Single family detached dwelling units	6,000 square feet	60	60	100	30	5	10	32 See subsection 22-606.1	15	25%	7.2	50%
R-5	Single family detached dwelling units	7,500 square feet	50	50	150	30***	10***	10***	32 See subsection 22-606.1	15	25%	5.8	50%
B-1	Banks; business and professional offices	10,000 square feet	100	100	125	30	10*	20	35	20	40%	-0-	75%

SPRING LAKE HEIGHTS CODE

Zone	Use	Minimum Lot Area	Minimum Lot Frontage (Feet)	Minimum Lot Width (Feet)	Minimum Lot Depth (Feet)	Minimum Front Yard (Feet)	Minimum Side Yard (Feet)	Minimum Rear Yard (Feet)	Maximum Height (P) (Feet)	Maximum Height (A) (Feet)	Maximum Building Coverage	Maximum DU/Acre	Maximum Lot Coverage**
B-2	Retail and service stores	18,000 square feet	100	100	125	30	10*	20	35	15	50%	-0-	75%
	Business and professional offices	15,000 square feet	100	100	125	30	10*	20	35	15	40%	-0-	75%
	Motels	40,000 square feet	200	200	150	50	30	40	30	15	30%	20 units	75%
B-3	See subsection 22-606.5 [Ord. No. 2017-02 § 2]	15,000 square feet	100	100	125	20	10*	30	35	15	50%	-0-	75%
R-ML		1.0 acre	—	60	—	30	10	30	40	—	—	7	50%
R-5 Residential Townhouse (Block 46.02, Lots 1-63) ***** [Ord. No. 13-2009]	Residential townhouse	4.5 ac.	200	100	—	40	30	50 *****	35	15	25%	13.7 G (62 units)	50

G — Gross residential density (includes required open space and streets)      P — Principal building  
 DU — Dwelling unit      A — Accessory building  
 SF — Square feet

The minimum structure size shall be 500 square feet. The minimum one-family dwelling unit size in all zone districts shall be 900 square feet which shall include not more than the living room, dining room or area, kitchen, utility room, two bathrooms and the first bedroom. Each dwelling unit within a two-family dwelling structure shall contain not less than 800 square feet of floor area which shall include not more than the living room, dining room or area, kitchen, utility room, two bathrooms and two bedrooms. Each and every additional room shall increase the minimum floor area requirement by 150 square feet up to a maximum of 1,400 square feet minimum requirement.

- \* When adjacent to a residential zone district, a twenty-foot side yard shall be required.
- \*\* Lot Coverage. Lot coverage shall not exceed 50% in all residential zones and 75% in business and commercial zones. Lot coverage shall include but not be limited to, building coverage, decks, patios, pavement, pavers, driveways, sidewalks, sheds, gazebos, pools, concrete, stone and gravel.
- \*\*\* For R-5 corner lots with a width of 50 feet or less, the secondary front yard setback shall be 20 feet minimum and the opposite side yard setback shall be five feet minimum.

## ZONING

- \*\*\*\* The maximum building coverage in residential zones; R-2 and R-3 as listed in the Municipal Land Use Regulations of the Borough of Spring Lake Heights; Section 22-612, The Schedule of Permitted Uses, Yard Area and Bulk Requirements, is hereby to be amended to permit an additional 5% building coverage exclusively for a detached garage. The requirements for accessory buildings set forth in Section 22-502 shall remain in effect. Maximum principal building coverage in these zones shall remain 20%.
- \*\*\*\*\* All requirements with the exception of building height pertain to the overall townhouse tract; permitted uses as per subsection 22-606.1a,6.
- \*\*\*\*\* From the Pitney Drive frontage.
- \*\*\*\*\* See Subsection 22-606.1,a,7 for certain front porch setbacks in residential zones.