

§ 348-10.15.3. R-B-3 Barrier Island Residential Zone 3. [Added 8-22-2017 by Ord. No. 4554-17]

A. Permitted uses.

- (1) Single-family dwellings.
- (2) Federal, state, county and municipal buildings and grounds, including schools, parks and playgrounds, but not workshops, warehouses, garages and storage yards.
- (3) Essential services.

B. Required accessory uses.

- (1) Off-street parking subject to the provisions of § 348-8.20.

C. Permitted accessory uses.

- (1) Fences subject to the provisions of § 348-8.13.
- (2) Private swimming pools subject to the provisions of § 348-8.21.
- (3) Other customary accessory uses and buildings which are clearly incidental to the principal use and building.

D. Conditional uses.

- (1) Public utilities (§ 348-9.6).
- (2) Quasi-public and private club recreation areas (§ 348-9.18).

E. Area, yard and building requirements.

- (1) Minimum lot area: 4,000 square feet.
- (2) Minimum lot width: 40 feet.
- (3) Minimum lot frontage:
 - (a) Interior lots: 40 feet.
 - (b) Corner lots: 130 feet combined minimum lot frontage.
- (4) Minimum lot depth: 70 feet.
- (5) Minimum front yard setback: 20 feet. The front setback may be less than 20 feet but it shall not be less than 15 feet, and the reduction shall be based on the average setback of all principal buildings fronting on the same side of the street and within 200 feet.
- (6) Minimum rear yard setback: **[Amended 2-26-2019 by Ord. No. 4622-19]**
 - (a) Principal building: 10 feet.
 - (b) Accessory buildings: 10% of lot depth not to exceed 10 feet.
 - (c) Private swimming pools: eight feet.
 - (d) Decks: Decks greater than 36 inches in height are subject to the following requirements:

[1] 10% of lot depth not to exceed 10 feet; and

[2] May not be located less than three feet from the rear lot line.

(7) Minimum side yard setback: five feet.

(a) Principal building: five feet.

(b) Combined principal building: 10 feet.

(c) Accessory buildings: five feet.

(d) Private swimming pools: four feet from lot line; six feet from any fence.

(e) Decks: five feet minimum; 10 feet combined setback.

(8) Maximum lot coverage by buildings:

(a) Lots up to 2,000 square feet: 47 1/2%.

(b) Lots over 2,000 square feet: 950 square feet plus 25% of the lot area over 2,000 square feet.

(9) Maximum building height: 28 feet, except oceanfront properties shall be permitted 35 feet, subject to the provisions of § 348-5.12. In any event, the building shall not contain more than two usable floor levels counted vertically at any point in the building above the grade level as determined by the average grade elevation of the corners of the building. Habitable attic space, roof decks with enclosed storage space and other architectural treatments above the counted usable floor(s) may be approved by the Zoning Officer, subject to prior approval by the homeowners' association. **[Amended 8-14-2018 by Ord. No. 4597-18]**

(10) Maximum impervious coverage: 90%.

(11) A minimum of two feet of pervious surface shall be provided along the side and rear lot lines, or in other similar locations subject to the approval of the Township Engineer. Exceptions can be made if the applicant's professionals can prove that the stormwater runoff will be maintained on site and handled using the best management practices as set forth by the New Jersey Department of Environmental Protection. **[Amended 11-12-2019 by Ord. No. 4649-19]**

(12) Maximum floor area ratio: 0.70.

F. Other requirements.

(1) All applications for construction permits and zoning permits shall include proof of notice to the Seacrest Homeowners Association.

(2) Applications to the Zoning Board of Adjustment and/or Planning Board of the Township of Toms River shall include proof of notice to the Seacrest Homeowners Association.