

JANUARY 22, 2008  
TOWNSHIP OF TOMS RIVER, OCEAN COUNTY  
**SCHEDULE OF MINIMUM ZONING REQUIREMENTS**

ZONE	Lot Area (Sq.Ft.)	Lot Width (Feet)	Lot Depth (Feet)	Frontage Interior/Corner Lot (Feet)	Front Setback Local/Principal (Feet) See Note #1	Rear Setback Pn/Ac/P1 (Feet) See Note #2	Side Yard Pn/Ac/P1 (Feet) See Note #2
C/R-3	3 Ac.	200	400	100	80/80/80	50/50/15	50/50/15
R-800	80,000	150	250	100/150	60	30/30/15	20/20/15
R-800 Cluster	25,000	125	150	65/110	40	30/30/10	15/15/10
Rural Residential	43,560	150	200	75/125	40/60	30/30/10	20/20/10
Rural Res. Cluster	20,000	125	150	65/125	40/60	30/20/10	15/15/10
R-400	43,560	150	200	75/125	40/60	30/30/10	20/20/10
R-400 Cluster	20,000	125	150	65/125	40/60	30/20/10	15/15/10
R-400 Conservation	43,560	150	200	75/125	40/60	30/30/10	20/20/10
R-400 Con Cluster	12,000	90	135	45/110	40/60	30/30/10	15/10/10
R-200	20,000	125	150	65/125	40/60	30/20/10	15/15/10
R-200 Cluster	15,000	100	140	50/110	30/60	30/20/10	15/15/10
R-150	15,000	100	140	50/110	40/60	30/20/10	15/15/10
R-150 Cluster	7,500	75	100	40	25	20/12/10	8/8/8
R-120	12,000	90	135	45/110	40/60	30/15/10	10/10/10
R-100	10,000	80	120	40/110	40/60	30/15/10	10/10/10
R-90	9,000	75	120	40/110	40/60	30/15/10	10/10/10
R-75	7,500	75	100	40/100	25/60	20/12/10	8/8/8
R-50	5,000	50	100	40/90	25/60	20/10/8	5/5/5
R-40A Residential	4,000	40	100	40/90	20	20/8/8	4/4/4
R-40B Single-Family	4,000	40	100	40/90	20	20/8/8	4/4/4
R-40B Two-Family	6,000	60	100	40/90	20	20/8/8	4/4/4

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Revised 01/22/2008

Notes:

1. The minimum front setback of structures is dictated by the road classification as found in the Township Master Plan. The setback for structures adjacent to arterial highways and some collector roadways is greater than the setback for structures adjacent to less traveled roads such as local streets, local collectors and minor collector roadways.
2. Abbreviations:
  - a) **Pn** is an abbreviation for 'principal' structure such as a house or office building.
  - b.) **Ac** is an abbreviation for an 'accessory' structure such as a garage or shed over 100 sq. ft. in size.
  - c.) **Pl** is an abbreviation for a pool.
3. As a general rule, three (3) story structures are permitted in most zones provided in maximum height requirement of thirty-five (35) feet is not exceeded
4. There are "grandfather" clauses in many zones which allow construction on lots which do not meet the minimum lot area requirement shown on the schedule.
5. ...with two (2) combined side yards not less than thirty-five (35) feet.
6. ...corner lot: minimum lot frontage – one hundred ten (110) feet on the street which the dwelling faces and one hundred (100) feet on the other street.
7. Minimum side setback for Principal Building: eight (8) feet with two (2) combined side yards not less than twenty (20) feet.
8. Minimum side setback for Principal Building: ten (10) feet with two (2) combined side yards not less than twenty-five (25) feet.
9. Minimum side yard setback for Principal Building: eight (8) feet with two (2) combined side yards not less than twenty (20) feet.
10. Minimum side yard setback for Principal Building: five (5) feet with two (2) combined side yards not less than fifteen (15) feet.
11. Minimum front setback: twenty (20) feet unless fifty percent (50%) or more of the lots within two hundred (200) feet on the same side of the street are developed, then the minimum front setback shall be the average \*\*front setback of all buildings within two hundred (200) feet on the same side of the street but shall not be less than fifteen (15) feet or required to exceed 30 feet except on lots having a depth of fifty (50) feet, the minimum front setback shall be the average front setback of all existing buildings fronting on the same street within the same block. Maximum front setback

shall be no more than ten (10) feet greater than the minimum front yard setback. \*\*The average front setback is determined by a professional licensed land surveyor. The average must be documented by the surveyor retained by the home owner.

18. Maximum impervious surface coverage : 10%

12. Principal buildings: twenty (20) feet, except that on lots having a depth of less than seventy (70) feet the minimum rear yard setback shall be the average rear setback of all existing dwellings fronting on the same street within the same block.

13. The minimum side yard setback for Principal buildings: four (4) feet with two (2) combined side yards not less than twelve (12) feet.

14. The minimum side yard setback for principal building four (4) feet with two (2) combined yards not less than twelve (12) feet except that in Ocean Beach Units 1, 2, and 3 (including the peninsula section), the minimum side yard shall be two (2) feet with two (2) combined side yards not less than twelve (12) feet

15. Maximum lot coverage by building : 30%.

16. Maximum lot coverage by building : 35%.

17. Maximum lot coverage by building: . a) For lots over 2000 square feet in area the maximum lot coverage allowed is 950 sq. ft. plus 25% of the lot area over 2000 sq. ft.

b) 47 ½ % for lots having an area up to 2000 square feet.