

APPENDIX B BULK STANDARDS

Borough of Mantoloking, Ocean County, New Jersey  
Chapter XXX, Land Use Regulations

Zone	Lot Requirements				Principal Building								Accessory Structure				
	Min. Lot Size	Min. Street Frontage	Min. Lot Depth	Lot Coverage <sup>1</sup>	Min. Front Yard Setback <sup>3, 7, 8</sup>	Min. Interior Side Yard Setback	Min. Corner Side Yard Setback <sup>5</sup>	Min. Interior Rear Yard Setback	Min. Street Rear Yard Setback	Vertical Building Envelope <sup>9, 10, 11, 12</sup>	Maximum Number of Habitable Stories	Second Floor Habitable Area to First Habitable Floor Footprint Area Ratio <sup>6</sup>	Min. Side Yard Setback	Min. Rear Yard Setback	Min. Yard Abutting a Street Setback <sup>5</sup>	Min. Yard Abutting the Bay Setback	Max. Accessory Structure Height
	Sq. Ft.	Feet	Feet		Feet	Feet	Feet	Feet	Feet	Feet	Stories	Feet	Feet	Feet	Feet	Feet	
R-1 <sup>9</sup>	25,000	100	250	2	60 <sup>4</sup>	15	15	50	50	32	2.5	80%	15	25	25	25	15
R-2A	20,000	100	150	2	35	10	15	50	50	30	2.5	80%	10	10	15	25	15
R-2B <sup>9</sup>	20,000	70	200	2	60 <sup>4</sup>	10	15	25	50	32	2.5	80%	10	25	25	25	15
R-3A	15,000	100	150	2	25	10	15	25	25	30	2.5	80%	10	10	15	25	15
R-3B <sup>9</sup>	15,000	70	200	2	60 <sup>4</sup>	10	25	50	50	32	2.5	80%	10	25	25	25	15
R-3C	13,000	70	190	2	60 <sup>4</sup>	10	25	50	50	32	2.5	80%	10	25	25	25	15
R-4A	10,000	70	100	2	25	10	15	20	25	30	2.5	80%	10	10	15	25	15
R-4B	10,000	60	100	2	25	10	15	20	25	30	2.5	80%	10	10	15	25	15
R-5A	7,500	70	100	2	25	10	15	20	25	30	2.5	80%	10	10	15	25	15
R-5B	7,000	50	100	2	25	10	15	20	25	30	2.5	80%	10	10	10	25	15
R-6A	5,000	70	70	2	14	10	10	10	25	30	2.5	80%	10	10	10	25	15
R-6B	5,000	50	75	2	57 <sup>7</sup> -15 <sup>7</sup>	10	10	10	20	30	2.5	80%	10	10	10	25	15
B	6,000	40	100	2	15	0	0	10	10	30	2.5		10	10	10	25	15

<sup>1</sup>The maximum lot area which may be covered by buildings, structures, areas under roofs, awnings or eaves, decks, swimming pools, or impervious areas shall be 45%.

<sup>2</sup>Lot coverage is 30% of lot area up to 12,000 SF, plus 12% of excess area over 12,000 SF and under 20,000 SF, plus 14% of excess over 20,000 SF, up to a maximum of 6,500 SF of coverage.

<sup>3</sup>The front yard setback of any new or altered building or structure shall not be less than the average front yard setback of existing buildings or structures on the lots within 200 feet of the lot that is the subject of the development, on the same frontage, or the minimum front yard setback for the zone, whichever is greater.

<sup>4</sup>The front yard setback for oceanfront properties is measured between the Dune Reference Line/Seawall Line as shown on the official Borough Tax Map and the building line.

<sup>5</sup>On corner lots, the provisions for sight triangles would prevail.

<sup>6</sup>See Land Ordinance for definition of Footprint Area.

<sup>7</sup>The minimum front yard setback for the waterfront lots in the R-6B zone is twenty-five feet (25').

<sup>8</sup>The minimum front yard setback for lots with front yards on Ocean Avenue in the R-2B zone is fifty feet (50').

<sup>9</sup>If two or more lots consolidate, separate bulk standards apply. See subsection 30-6.16 for requirements.

<sup>10</sup>~~The minimum first floor finished elevation shall be the elevation shown on the FEMA Advisory Base Flood Elevation (ABFE) Preliminary Work maps issued on December 12, 2012 June 17, 2013~~ plus 1.0 foot for the Borough's adopted freeboard, plus an additional 2.0 feet in V Zone areas for floor supporting horizontal structural elements. The maximum first floor finished elevation shall be ~~the elevation shown on the FEMA Advisory Base Flood Elevation (ABFE) maps issued on December 12, 2012 plus 1.0 foot for the Borough's adopted freeboard plus 2.0 feet for floor supporting horizontal structural elements, plus an additional 2.0 feet for existing Ocean front homes only, up to 9' above the crown of the road for all lots, or Elevation 22 for all ocean front lots, Elevation 14 for all bay front lots or Elevation 12 for all non ocean front or non bay front lots;~~ plus the Vertical Building Envelope Modification Factor.  
(Ord. No. 465, Ord. No. 470, Ord. No. 527 § 2; Ord. No. 544 § 15; Ord. No. 578 § 2)

<sup>11</sup>On existing structures being raised, the existing vertical building envelope may be maintained unless a floor area increase is proposed to the existing structure above the first finished floor, subject to the criteria of Footnote #10 of these Bulk Standards.

<sup>12</sup>The Vertical Building Envelope Modification Factor is the difference between the Vertical Building Envelope per these Bulk Standards less the existing or proposed Vertical Building Envelope. This factor cannot be less than zero (0).