

# Pine Beach Borough Code Chapter 175

## ZONING AND SUBDIVISION

### 175 Attachment 5

#### SCHEDULE OF USES AND REQUIREMENTS

Zone District	Permitted Uses	Minimum Lot Requirements <sup>1</sup>				Principal Building		Minimum Yard Requirements							
		Area (square feet)	Frontage (feet)	Depth (feet)	Width (feet)	Front (feet)	Rear (feet)	Side			Accessory Uses		Maximum Building Height (feet)	Maximum Lot Coverage (percent)	Impervious Surface (percent)
								1 (feet)	Both (feet)	Front (feet)	Rear (feet)	Side (feet)			
R-150	Single-family dwellings	30,000	150	200	150	50	50	20	45	50	25	20 <sup>2</sup>	25	25	
R-120	Single-family dwellings	15,000	120	125	120	35	35	20	40	35	25	10 <sup>2</sup>	25	20	
R-75	Single-family dwellings	9,375	75	125	75	25	25	10	20	25	10	10 <sup>2</sup>	25	25	
R-2 <sup>3,4</sup>	All permitted uses	2 ac	200	120	200	15	15	5	15		5	5	55 <sup>5</sup> (peaked roof) 45 (flat roof)	50	75
B-1	Highway shopping centers	200,000	400	500	400	100	100	100	175	75	75	75	35	50	
Free-standing permitted uses	40,000	200	200	200	50	50	25	60	50	50	20	35	25		
All other permitted uses	40,000	200	200	200	50	50	20	50	50	50	20	35	25		

**NOTES:**

<sup>1</sup> [Amended 9-9-1980 by Ord. No. 80-08-280]

<sup>2</sup> [Amended 10-31-1981 by Ord. No. 81-11-298]

<sup>3</sup> [Added 9-8-1999 by Ord. No. 99-09-535]

<sup>4</sup> Pursuant to Section V of Ordinance No. 99-09-035; the total number of units allowed in the R-2 Zone by reason of this ordinance shall be no more than 210. For the purpose of this ordinance, a unit shall be defined as any room walled and doored so as to be a separate private sleeping area for the occupancy of one or two persons and having private bathroom facilities in such room.

<sup>5</sup> For the R-2 Zone only, height is measured from the average grade at the building to the highest point of the finished roof.

Link to CHAPTER 175 online: [www.ecode360.com/36224557?highlight=zoning&searchId=7403627766872065#36224557](http://www.ecode360.com/36224557?highlight=zoning&searchId=7403627766872065#36224557)

Link to ZONE DISTRICT REGULATIONS: [www.ecode360.com/36225197?highlight=zone&searchId=7403619362994125#36225197](http://www.ecode360.com/36225197?highlight=zone&searchId=7403619362994125#36225197)

Link to SCHEDULE OF USES TABLE: [www.ecode360.com/attachment/PI1165/PI1165-175e%20Schedule%20of%20Uses%20and%20Requirements.pdf](http://www.ecode360.com/attachment/PI1165/PI1165-175e%20Schedule%20of%20Uses%20and%20Requirements.pdf)

Pine Beach Borough Code Chapter 175