

Schedule of Area, Yard Building Requirements  
Zoning Ordinance of the Township of Brick  
Ocean County, New Jersey  
(Section 190-11)

	Zone	R-R <sup>3</sup>	R-20 <sup>3,4</sup>	R-15 <sup>3-4-6</sup>	R-10 <sup>3-6</sup>	R-7.5 <sup>6</sup>	R-5 <sup>3-6,14</sup>	O-P	B-1	B-2	B-3	B-4 <sup>8</sup>	M-1	R-M <sup>1,3</sup>	O-P-T <sup>2,5</sup>	H-S
<b>Minimum Lot Size</b>																
<b>Interior Lots</b>																
Area (square feet)		40,000	20,000	15,000	10,000	7,500	5,000	15,000	10,000	20,000	2 acres	5 acres	5 acres	25 acres	40,000	2 acres
Width (feet)		150	100	100	90	75	50	100	100	125	200	300	300	360	150	200
Depth (feet)		150	125	115	100	90	75	150	90	125	200	300	300	200	150	200
<b>Corner Lots</b>																
Area (square feet)		40,000	25,000	17,250	10,500	9,000	6,000	15,000	12,500	20,000	2 acres	0	5 acres	0	40,000	0
Width (feet)		150	100	100	100	75	50	100	100	125	200	0	300	0	150	0
Depth (feet)		150	125	115	100	90	75	150	125	125	200	0	300	0	150	0
<b>Principal Building</b>																
Front Yard (feet)		50 <sup>15</sup>	40	35	30	25	20	50	30	50	75	100	100	50	50	75
Side Yard Each Side		25 <sup>15</sup>	15	12	6	6	5	10	10	10	30	50 (150 <sup>9</sup> )	50	50	20	30
Side Yard Total (both sides combined)(feet) <sup>17</sup>		0	0	0	20	15	12	0	0	0	0	0	0	0	0	0
Rear Yard (feet)		50 <sup>15</sup>	50	35	20	15	15	50	20	50	50	100(150 <sup>9</sup> )	150	30	50	50
<b>Accessory Building</b>																
Side Yard (feet)		25	10	10	5	5	5	20	10	10 <sup>7</sup>	20	20	75	30	20	20
Rear Yard (feet)		25	10	10	5	5	5	50	20	50	50	50	150	30	50	50
Maximum Lot Coverage by Building (percent)		25	25	25	30	30	35 <sup>16</sup>	35 <sup>10,11</sup>	30 <sup>10,11</sup>	30 <sup>10,11</sup>	25 <sup>10,11</sup>	25	30 <sup>10,11</sup>	20	25 <sup>10,11</sup>	30
<b>Maximum Height</b>																
Stories		0 <sup>12</sup>	0 <sup>12</sup>	0 <sup>12</sup>	0 <sup>12</sup>	0 <sup>12</sup>	0 <sup>12</sup>	2	2	2	0	3	0	0 <sup>12</sup>	2	0
Eaves (feet)		25	25	25	25	25	25	0	0	0	0	0	0	25	0	0
Building (feet)		35	35	35	35	35	35	35	35	35	35	35	35	35	35	0
Ridge (feet)		38.5	38.5	38.5	38.5	38.5	38.5	38.5	38.5	38.5	38.5	38.5	38.5	38.5	38.5	0
Minimum Floor/Buildling Area (square feet) 2 stories/1 story		0	0	0	0	0	0	1,500	1,000	2,000	2,000	30,000	5,000	0	2,000	2,000
Maximum allowable Impervious Surface Coverage (percentage) <sup>13</sup>		0	0	0	0	0	0	70	60	65	65	70	65	65	50	70

Note: The rear yard setback requirement of accessory uses, with the exception of in-ground swimming pools, when the property is waterfront property shall be the same as the applicable setback required for the principal structure, not to exceed thirty-five (35) feet.

	<b>Zone B-1</b>	Existing	Proposed
<b>Minimum Lot Size</b>			
<b>Interior Lots</b>			
Area (square feet)	10,000	21407	
Width (feet)	100	175	
Depth (feet)	90	94.01	
<b>Principal Building</b>			
Front Yard (feet) (Herbertsville Rd)	30		
Front Yard (feet) (Herbertsville Rd)			
Side Yard Each Side	10		
Side Yard Total (both sides combined)(feet) <sup>17</sup>	0		
Rear Yard (feet)	20		
<b>Accessory Building</b>			
Side Yard (feet)	10		
Rear Yard (feet)	20		
Maximum Lot Coverage by Building (percent)	30 <sup>10,11</sup>		
<b>Maximum Height</b>			
Stories	2		
Eaves (feet)	0		
Building (feet)	35		
Ridge (feet)	38.5		
Minimum Floor/Buidling Area (square feet) 2 stories/1 story	1,000		
Maximum allowable Impervious Surface Coverage (percentage) <sup>13</sup>	60		

Note: The rear yard setback requirement of accessory uses, with the exception of in-ground swimming pools,

when the property is waterfront property shall be the same as the applicable setback required for the