

R-1 ZONE REQUIREMENTS 244-46		R-3 ZONE REQUIREMENTS 244-46	
	REQUIRED	PROVIDED	
<b>PRINCIPAL BUILDING REQUIREMENTS:</b>			
MAXIMUM DENSITY	1 UNIT / 1 ACRES	1 UNIT / 1.12 ACRES	
MINIMUM LOT AREA	43,560 S.F.	48,784 S.F.	
MINIMUM LOT WIDTH	150 FT.	135 FT.	
MINIMUM LOT FRONTAGE	75 FT.	75 FT.	
MINIMUM LOT DEPTH	200 FT.	192.7 FT.	
MINIMUM FRONT YARD SETBACK	40 FT.	53.8 FT.	
MINIMUM REAR YARD SETBACK	50 FT.	80.7 FT.	
MINIMUM SIDE YARD SETBACK	20 FT.	21.6 FT.	
MAXIMUM BUILDING HEIGHT	35 FT.	35 FT.	
<b>ACCESSORY BUILDING REQUIREMENTS:</b>			
FRONT YARD SETBACK	NOT PERMITTED		
REAR YARD SETBACK (FEET)	50 FT.		
SIDE YARD SETBACK (FEET)	20 FT.		
MAXIMUM HEIGHT	25 FT.		
<b>PRIVATE RESIDENTIAL SWIMMING POOL:</b>			
FRONT YARD SETBACK	NOT PERMITTED		
REAR YARD SETBACK (FEET)	15 FT.		
SIDE YARD SETBACK (FEET)	20 FT.		
<b>SHED (GARDEN, STORAGE, TOOL):</b>			
FRONT YARD SETBACK (FEET)	NOT PERMITTED		
REAR YARD SETBACK (FEET)	15 FT.		
SIDE YARD SETBACK (FEET)	15 FT.		
MAXIMUM HEIGHT (FEET)	15 FT.		
MAXIMUM BUILDING COVERAGE	15%		
MAXIMUM LOT COVERAGE	50%		
*VARIANCE REQUIRED FOR LOT 40.01			

**LEGEND**

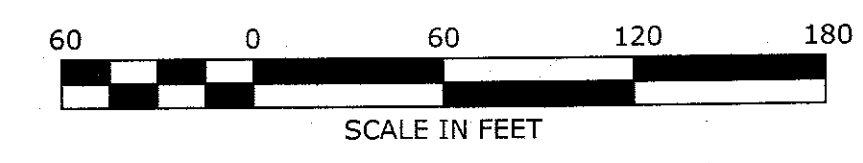
- SIDEWALK
- CURB
- DEPRESSED CURB
- RIPARIAN BUFFER
- LIMIT OF CLEARING
- POST AND RAIL FENCE
- HC RAMP
- WELL
- SEPTIC DISPOSAL BED

**NOTE:**  
NO DEVELOPMENT, INCLUDING CLEARING AND LAND DISTURBANCE, IS PERMITTED IN WETLANDS OR WETLAND BUFFERS

**GENERAL NOTES**

- PARKING SPACES FOR INDIVIDUAL HOMES ARE TO BE PROVIDED IN ACCORDANCE WITH RSIS, NUOCR: 5.21-4.14 AS FOLLOWS  

NO. BEDROOMS	PARKING REQUIRED
3	2.0
4	2.5
5	3.0
- EACH HOME IS TO HAVE A MINIMUM 2 CAR GARAGE PURSUANT TO RESOLUTION #2020-39.
- BUILDING FOOTPRINTS ARE SHOWN FOR REGULATORY APPROVAL OF THE APPLICATION. DEVELOPER RESERVES THE RIGHT TO CONSTRUCT HOMES OF DIFFERENT FOOTPRINTS, AND IN ACCORDANCE WITH APPLICABLE CODES AND ZONING STANDARDS.
- EXISTING STRUCTURES AND ANY IMPROVEMENTS ARE TO BE REMOVED.



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NO.	DATE	REVISION	DESCRIPTION	BY
1	12/8/2021	REVISED PER JTZB OCPB AND OCSCD		BK

**PDS**  
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**PRELIMINARY & FINAL MAJOR SUBDIVISION**  
**DEVELOPMENT PLAN**  
 OF  
**BLOCK 3601 - LOTS 19, 33, 34, 35 & 40**  
 (TAX MAP SHEET 36)  
 TOWNSHIP OF JACKSON  
 OCEAN COUNTY NEW JERSEY

SCALE: 1" = 60'  
 DATE: 1/28/2021  
 JOB NUMBER: 19027  
 SHEET: 2  
 DRAWN BY: BK  
 DESIGNED BY: GJM  
 CHECKED BY: GJM  
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