

**Borough of Sea Girt**  
**ZONING SCHEDULE**

<b>MINIMUM LOT REQUIREMENTS</b>				
<b>ZONE</b>	<b>Front (Ft.)</b>	<b>Width (Ft.)</b>	<b>Depth (Ft.)</b>	<b>Area (Sq. Ft)</b>
<b>1 East</b>	<b>50</b>	<b>50</b>	<b>150</b>	<b>7500</b>
<b>1 West</b>	<b>50</b>	<b>50</b>	<b>150</b>	<b>7500</b>
<b>2 East</b>	<b>50</b>	<b>50</b>	<b>150</b>	<b>7500</b>
<b>2 West</b>	<b>50</b>	<b>50</b>	<b>150</b>	<b>7500</b>

<b>MINIMUM BUILDING REQUIREMENTS</b>						
<b>ZONE</b>	<b>Front (Ft.)</b>	<b>Side Yard (Ft.)</b>	<b>Side Yard Total (Ft.)</b>	<b>Rear (Ft.)</b>	<b>Height (Ft.)</b>	<b>Stories (No.)</b>
<b>1 East</b>	<b>40</b>	<b>5</b>	<b>15</b>	<b>30</b>	<b>35</b>	<b>2-1/2</b>
<b>1 West</b>	<b>40</b>	<b>5</b>	<b>15</b>	<b>30</b>	<b>35</b>	<b>2-1/2</b>
<b>2 East</b>	<b>15</b>	<b>6</b>	<b>--</b>	<b>30</b>	<b>35</b>	<b>2-1/2</b>
<b>2 West</b>	<b>15</b>	<b>6</b>	<b>--</b>	<b>30</b>	<b>35</b>	<b>2-1/2</b>
<b>Accessory Building</b>	<b>--</b>	<b>5</b>	<b>--</b>	<b>3</b>	<b>16</b>	<b>1</b>

<b>LOT REQUIREMENTS</b>	
<b>Sea Girt Avenue: Rear Setback</b>	<b>25 feet</b>
<b>Lot Frontage over 75 feet – Side Setbacks</b>	<b>20% of lot</b>
<b>Side Setback</b>	<b>Minimum 15 feet (corner lot)</b>
<b>Front Setback Average</b>	<b>Minimum 50% of developed lots on same block (same side of street)</b>
<b>Building Height</b>	<b>35 feet (measured from crown of street)</b>

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<b>PRINCIPAL BUILDING</b>	
<b>Single Family Detached Dwelling</b> Ø <i>Only One (1) Principal Building Per Lot</i>	Minimum 937.5 sq. ft. / Maximum 20% of lot
<b>ACCESSORY BUILDING - GARAGE</b>	
<b>Detached Garage</b>	
<i>Rear Yard Only – Accessible From Street</i>	
<b>Coverage (in square feet)</b>	Minimum 275 sq. ft. / Maximum 500 sq. ft. (not to exceed 30% of rear yard)
<b>Height</b>	16 feet (measured from crown of road)
<b>Setback</b>	Side: 5 feet / Rear: 3 feet / Adjacent Building: 5 feet
<b>Use</b>	Parking of vehicles and storage only
<b>Attached Garage</b>	
<i>Living space above garage is prohibited</i>	
<b>Height</b>	16 feet (measured from crown of road)
<b>Coverage (in square feet)</b>	Minimum 275 sq. ft. / Maximum 500 sq. ft.
<b>Setback (doors facing street)</b>	5 feet behind front setback line of principal building
<b>Use</b>	Parking of vehicles and storage only
<b>Integrated Garage</b>	
<i>Garage with living space above garage</i>	
<b>Coverage (in square feet)</b>	Calculated as part of principal building

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<b>Setback (doors facing street)</b>	5 feet behind front setback line of principal building
<b>Use</b>	Parking of vehicles and storage only

**ADDITIONAL ACCESSORY BUILDING**

<b>Use</b>	Changing Room, Bathroom, Storage Shed, Pool Equipment.
	Freestanding or attached to house or garage (but not accessible from either).
<b>∅ Prohibited Use:</b>	Cooking, Heating, Daily Living
<b>Coverage (in square feet)</b>	Maximum 120 sq. ft.
<b>Height</b>	8 feet (wall)
<b>Roof Pitch</b>	Maximum 9/12 feet

**BUILDING COVERAGE / BUILDING HEIGHT / HALF STORY**

<b>Building Coverage</b>	Square footage or other measurement by which the building occupies the land is defined as the aggregate of the maximum horizontal cross-sectional area of the building excluding eaves, gutters, rakeboards, or chimneys not projecting more than 18-inches, and excluding landings, steps, uncovered decks and terraces which are less than 16-inches above natural evaluation.
<b>Building Height</b>	Vertical distance from the crown of the public roadway, either improved or unimproved fronting any property to the top of the highest ridge level for a gable, hip, or gambrel roof. Properties not fronting on an improved or unimproved public roadway, than the height calculations shall be taken from the nearest access point to an improved or improved.

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<b>Half Story</b>	Attic spaces above the first and second story which shall have a pitched roof to begin at the ceiling joists line of the story below and which pitch shall have a minimum slope of 30%. Such attic space, if finished, shall have a minimum vertical wall of five (5) feet in a finished area including deck and balcony space not to exceed 50% of the second story living space in the case of a 2-1/2 story structure. Decorative structures, such as, but not limited to, railings, widow walks, parapets, etc. are not allowed to be more than an additional two (2) feet above the established ridge height.
<b>CHIMNEYS</b>	
<b>Height</b>	Maximum 4 feet above established ridge
<b>Projection</b>	18-inches into any setback area
<b>Length</b>	8 feet
<b>MECHANICAL EQUIPMENT</b>	
<b>Type</b>	Heating, air conditioning, ventilation, pool equipment, heat pumps, etc.
<b>Location / Placement</b>	Rear yard only or on the top story of either the principal building or the accessory building.
<b>Installation (Rear Yard)</b>	Must comply with setback requirements.
<b>Installation (In / On Building)</b>	Must not be visible from the street or neighboring properties.
<b>DRIVEWAY AND CURB CUTS</b>	
<b>No. Permitted</b>	One (1) driveway permitted per lot
<b>Width</b>	14 feet maximum from garage to street (width may be flared to width of garage).
<b>Curb Cut</b>	13 feet maximum