

LAND USE

190 Attachment 1

Township of Freehold

SCHEDULE C

SCHEDULE OF AREA, YARD AND BUILDING REQUIREMENTS

[Amended 3-9-2004 by Ord. No. O-04-9; 9-28-2004 by Ord. No. O-04-35; 8-23-2005 by Ord. No. O-05-26; 9-13-2005 by Ord. No. O-05-29; 9-13-2005 by Ord. No. O-05-30; 9-27-2005 by Ord. No. O-05-32; 11-20-2007 by Ord. No. O-07-29; 6-17-2008 by Ord. No. O-08-11; 12-22-2009 by Ord. No. O-09-37; 8-28-2012 by Ord. No. O-12-18; 4-23-2013 by Ord. No. O-13-15; 5-28-2013 by Ord. No. O-13-16; 12-17-2013 by Ord. No. O-13-39; 2-25-2014 by Ord. No. O-14-2; 10-28-2014 by Ord. No. O-14-14; 12-23-2014 by Ord. No. O-14-18; 12-22-2015 by Ord. No. O-15-24; 3-10-2020 by Ord. No. O-20-7; 4-27-2021 by Ord. No. O-21-9; 5-25-2021 by Ord. No. O-21-10; 3-29-2022 by Ord. No. O-22-4]

Zone	Maximum Gross Density for Major Subdivisions and Site Plans (dwelling units per acre) ²²	Min. Lot Area (in sq. ft. except as noted)		Minimum Lot Dimensions (in feet)				Maximum Lot Coverage (%)			Maximum Floor Area Ratio ^{8, 22}	Maximum Building Height ²		Minimum Yard Depths (in feet)					Minimum Width Buffer Zone (in feet)	Min. Size of Principal Bldg. (in sq. ft.) Building Area	Scenic Corridor Buffer
				Width at Building Line		Frontage ¹⁸	Depth	All Bldgs.	Access. Bldgs.	All Imperv. Surf.				Principal Bldgs			Accessory Buildings				
				Interior Lot ¹	Corner Lot ¹									Interior Lot	Corner Lot	Front Yard	Side Yard	Rear Yard			
RESIDENTIAL																					
R-R	-	200,000	200,000	250	250	150	165	5	5	8	0.10	35	2 1/2	65	30	50	10	10	-	-	35
R-E	-	10 acres	10 acres	500	500	400	500	3	2	5	0.05	35	2 1/2	150	100	200	100	150	-	-	50
RR/PAC	(See § 190-127.)																				
PAC-3	(See § 190-140.2, Planned Adult Community PAC-3.)																				
PAC-3A	(See § 190-140.2.1, Planned Adult Community PAC-3A.)																				
PAC-4	(See § 190-140.3, Planned Adult Community PAC-4.)																				
PAC-AHO	(See § 190-140.4, Planned Adult Community – Affordable Housing Overlay.)																				
R-120 ¹⁷	-	120,000	120,000	300	300	300	400	10	5	15	0.10	35	2 1/2	65	30	50	10	10	-	-	35
R-80 ¹⁷	-	80,000	80,000	250	250	200	300	10	5	15	0.10	35	2 1/2	65	30	50	10	10	-	-	35
R-60 ¹⁷	-	60,000	60,000	225	225	180	250	12	5	18	0.12	35	2 1/2	65	30	50	10	10	-	-	35
R-40	0.9	40,000	40,000	200	200	125	165	20	5	25	0.12	35	2 1/2	65	30	50	10	10	-	-	35
R-25	1.4	25,000	30,000	125	150	100	165	25	5	30	0.18	35	2 1/2	50	20	35	5	5	-	-	25
R-20	1.7	20,000	25,000	100	115	75	150	25	5	30	0.20	35	2 1/2	50	15	35	5	5	-	-	25
R-15 ²⁵	2.3	15,000	20,000	100	115	75	140	30	7	35	0.20	35	2 1/2	50	15	35	5	5	-	-	25
R-12	2.9	12,000	14,000	95	110	70	120	30	8	35	0.25	35	2 1/2	35	15	30	5	5	-	-	20
R-9	3.9	9,000	10,000	90	100	60	100	35	10	35	0.27	35	2 1/2	30	10	25	5	5	-	-	20
MH	(Same as R-40, For manufactured/mobile home parks see Chapter 213, Manufactured/Mobile Homes, of the Code of the Township of Freehold.)																				
MLC-6	6.0	20 acres	20 acres	200	200	200	-	25	-	40	0.25	30	2	(See § 190-142.)							
ML-3	(See § 190-190-141.1, Moderate and Low Income Housing Zone – 3 DU/Acre.)																				
ML-8	7.0	20 acres	20 acres	200	200	200	-	25	-	40	0.25	30	2	(See § 190-142.)	(See § 190-142.)	-	(See § 190-142.)	-	(See § 190-142.)	-	(See § 190-142.)
ML-7	8.0	20 acres	20 acres	200	200	200	-	25	-	40	0.25	30	5	(See § 190-142.)	(See § 190-142.)	-	(See § 190-142.)	-	(See § 190-142.)	-	(See § 190-142.)
ML-9	(See § 190-142.5, ML-9 Moderate and Low Income Housing Zone)																				
ML-12	(See § 190-190-142.1, Moderate and Low Income Housing Zone – 12,500 SF.)																				
High Density	6.0/Townhse 8.0/Gdn. Apt.	10 acres	10 acres	400	400	400	200	25	5	50	0.25	30	2	65	30	50	50	50	25	(See § 190-138.)	
HD-2	(See § 190-138.1, HD-2 High Density Zone.)																				
MU-1	(See § 190-142.2, Mixed Use Overlay-1)																				
MU-2	(See § 190-142.3, Mixed Use Overlay-2)																				
MU-3	(See § 190-142.4, Mixed Use Overlay-3)																				
NONRESIDENTIAL																					
B-10	-	10 acres ⁴	10 acres ⁴	1,000	1,000	1,000	500	15	-	60	0.15	35	2	100	100	100	30	30	75	10,000	50
B-2	-	20,000	25,000	100	115	100	150	20	-	65	0.20	30	2	40	20	20	5	5	20	1,000	20
CMX-10	-	10 acres	10 acres	1,000	1,000	1,000	400	15	-	60	0.15	35	3	100	100	100	30	30	75	1,000	50
CMX-4	-	4 acres	4 acres	300	325	275	400	20	-	60	0.20	50 ²³	5 ²³	50 ³	50	50	10	10	50	7,500	25
CMX-3	-	3 acres	3 acres	300	300	300	400	20	-	65	0.20	40	2	75 ³	50	50	30	30	50	5,000	50
CMX-3/A	-	3 acres	3 acres	300	300	300	400	20	-	65	0.20 ²⁴	40	2	100	50	50	30	30	50 ¹⁵	5,000	50

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				Width at Building Line		Frontage ¹⁸	Depth	All Bldgs.	Access. Bldgs.	All Imperv. Surf.				Principal Bldgs			Accessory Buildings				
				Interior Lot ¹	Corner Lot ¹									Interior Lot	Corner Lot	Front Yard	Side Yard	Rear Yard			
CMX-2	-	2 acres	2 acres	200	200	200	200	20	-	60	0.20	35 ²³	3 ²³	100	50	50	30	30	50	2,000	50
HC	-	80,000	80,000	250	250	200	300	10	5	15	0.10	35	2 1/2	100	50	50	30	30	50	(See 190-148B.)	50
H-1	-	3 acres	3 acres	250	250	250	200	25	-	65	0.35	50	5	75	50	50	30	30	50	2,000	40
LI-3 ¹³	-	3 acres	3 acres	250	300	250	300	25	5	65	0.25	35	3	50 ¹⁹	35 ¹⁹	50 ¹⁹	10 ²⁰	10 ²⁰	50 ²¹	10,000	25
LI	-	40,000	45,000	140	160	120	200	25	-	65	0.25	30	2	30	25	25	5	5	75	3,000	20
M-1	-	5 acres	5 acres	350	350	350	500	25	-	65	0.25	50 ²	2	125 ¹⁹	50 ^{5, 19}	50 ¹⁹	50 ^{5, 20}	50 ^{5, 20}	75 ²¹	5,000	50
M-2	-	2 acres	2 acres	200	200	200	350	25	-	65	0.25	35	2	75 ^{3, 19}	25 ¹⁹	50 ¹⁹	25 ^{5, 20}	25 ^{5, 20}	75 ²¹	3,000	40
P-1	-	2 acres	2 acres	200	200	200	200	20	-	50	0.20	35	2	75	50	50	30	30	30	3,000	40
P-2	-	25,000	30,000	100	115	90	200	20	5	50	0.20	35	2	50	25	25	10	10	15	1,000	25
ROL	-	40 acres	40 acres	500	500	200	800	15	-	50	0.15	50	3	150	100	100	100	100	50	100,000	50
RC	-	5 acres	5 acres	300	300	300	400	20	-	40	0.20	35	2	100	35	35	35	35	35		50
R-40/P ⁶	-	40,000	40,000	200	200	125	200	20	5	60	0.20	35	2	65	30	50	10	10	50	1,000	35
RMZ-1	-	50 acres	50 acres	500	500	500	500	25 ⁷	5 ⁷	65 ⁷	0.30 ⁷	75 ¹¹	3	150	150	150	50 ¹²	50 ¹²	50	200,000	
RMZ-2	-	8 acres	8 acres	300	300	300	200	20 ⁷	5 ⁷	65 ⁷	0.20 ⁷	50 ¹¹	2	75 ¹²	50 ¹²	50 ¹²	50 ¹²	50 ¹²	50	75,000 ⁹	
RMZ-3	-	3 acres	3 acres	300	300	300	300	20	-	65	0.20	50 ¹¹	2	50 ¹²	20 ¹²	50 ¹²	-	-	50	6,000	
VC	-	10 acres	10 acres	500	500	500	1,000	20	-	60	0.18 ¹⁶	35	2 ¹⁶	-	-	-	-	-	50	-	
HMUD		(See § 190-147.)																			
PUD-1		(See § 190-140.1.)																			
FSX		(See § 190-153.1, Flex Space Zone, Option B)																			

NOTES:

- ¹ All lots shall provide a minimum developable lot area suitable for the purpose or purposes for the proposed use. Minimum developable lot area shall not include lands which are within an existing one-hundred-year floodplain, lands which have slopes of 25% or greater, which have a seasonable high-water table of 24 inches or less, or are classified as freshwater wetlands by NJDEP or U.S. Army Corps of Engineers, and freshwater wetland transition areas. Lands with existing slopes of 15% to 24.9% shall not exceed 25% of the developable lot area. Lands with existing slopes of 10% or greater shall not exceed 50% of the minimum developable lot area. Lots within the R-80 or R-60 Zoning Districts shall provide a contiguous developable lot area for residential and nonfarm uses equivalent to or greater than the required minimum lot area for an R-40 forty-thousand-square-foot lot. Lots within the R-E, R-R, R-R/PAC (when developed under the R-R regulations) and R-120 zoning districts shall provide a contiguous minimum developable lot area for residential and nonfarm uses equivalent to or greater than 80,000 square feet.
- No development of buildings or structures shall be permitted on existing slopes of 12% or greater. Steep slope areas shall conform with the general zoning provisions of § 190-124, Steep slope requirements. All development shall be designed to minimize disturbance of development sites to the greatest extent practicable.
- ² See § 190-104, Height requirements.
- ³ One hundred feet minimum from roads classified as primary or secondary arterial roads in the Master Plan of the Township of Freehold.
- ⁴ See § 190-145D for lot areas within approved shopping centers.
- ⁵ No side or rear yard required where necessary to build adjacent to a rail siding.
- ⁶ Requirements for office uses shall conform with the requirements of the P-2 Zone. Residential uses shall conform with the requirements of the R-40 Zone.
- ⁷ In all RMZ Zones, parking garages shall not be counted as structures for floor area ratio. For maximum area lot coverage computations and for impervious coverage computations, they shall be computed only at the contiguous "as-built" grade levels. The maximum height of a parking garage shall be 30 feet and not more than three stories in all zones except the RMZ-1. In the RMZ-1 the maximum height of a parking garage shall be 30 feet and not more than three stories except for a parking garage located on the west side of the principal mall structure which shall not exceed 50 feet and four stories in height, provided that vehicles on the top deck shall not extend above the height of the adjacent principal mall structure and shall be screened from sight lines from the intersections of Winners Circle and Trotters Way and Raceway Mall Drive east of the mall when viewed to the west.
- ⁸ Where as part of the planned development of property for nonresidential use, an individual lot or lots are utilized for detention/retention basins, open space or other uses for the common benefit of the planned development, then the floor area which would have been generated and permitted, except for the use of such lots for the common benefit, may be transferred and added to other lot(s) in the development.
- ⁹ For offices only in the RMZ-2 Zone, each detached building shall have a minimum of 20,000 square feet of gross leasable floor area except for municipal, governmental and other public facilities, public utility installations and structures, and passenger bus stations for which there is no minimum size of building. The maximum combined floor area of all office buildings shall not exceed 100,000 gross leasable square feet in the RMZ-2 area southwest of Winners Circle. Office buildings shall be a maximum of three stories and 40 feet in height above grade with the grade to be determined upon the average final grade within a two-hundred-foot radius of the building or buildings. Office buildings may be built into the grade within the site development area in a "shelved" design with multilevel entrances; such buildings shall be a maximum of four stories and 50 feet in height measured from the elevation of the lowest floor to the highest point of the roof for flat roofs, and to the mean between eaves and ridge for gable, hip and gambrel roofs. Roof parapets of not greater than five feet may be permitted to screen mechanical equipment on buildings with flat roofs, which parapet shall not be utilized in the maximum height computation.
- ¹⁰ (Reserved)
- ¹¹ In the RMZ-1 and RMZ-2 Zones, maximum height in feet includes penthouses or similar structures, parapets, HVAC and other equipment installed on roofs.
- ¹² In the RMZ Zones, all yard setbacks shall be 100 feet along public roadways. In the RMZ-2 Zone, lots may front on either public roads or mall loop roads, access roads or connecting roads which are designed and constructed in accordance with Article IX (§ 190-70) et seq.) and Article X (§ 190-86 et seq.) of this chapter and on which a Title 39 agreement will be entered into with the Township when the roadway is completed.
- ¹³ Commercial development in the LI-3 Zone shall be restricted to planned commercial development in accordance with § 190-203, Planned commercial development.
- ¹⁴ In all RMZ Zones, no loading areas shall face any public street, mall loop or access roads.

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¹⁵ Minimum planted buffer shall be: 50 feet abutting a residential zone; 25 feet abutting a nonresidential zone.

¹⁶ Gross floor area of buildings in the VC Zone shall not exceed 300,000 square feet of office buildings and 300,000 square feet of commercial shopping center development.

¹⁷ All development within R-60, R-80 and R-120 Zones within the Lake Topanemus Watershed Conservation District shall also conform to special zoning requirements and site development regulations specified in § 190-143, Lake Topanemus Watershed Conservation District.

¹⁸ Minimum lot frontage on a cul-de-sac or street with a curved alignment having an outside radius of 500 feet or less may be reduced to not less than 75% of the required lot frontage.

¹⁹ The minimum yard dimension shall be 250 feet where a principal building is located adjacent to a residential zone district.

²⁰ The minimum yard dimension shall be 125 feet where an accessory use or building is located adjacent to a residential zone district.

²¹ The minimum width of a buffer and landscape area shall be 100 feet adjacent to a residential zone district. Within the buffer, a six-foot high berm, with landscape screening shall be provided to screen the building, parking areas and loading area to the greatest extent practicable.

²² The density for residential development and the floor area ratios for residential and nonresidential development shall be based upon the minimum developable lot area as established in Footnote 1 and excluding other critical areas as defined in this chapter.

²³ The maximum building height for hotels and conference centers only in the CMX-2 and CMX-4 Zones shall be 55 feet and 5 stories.

²⁴ The maximum floor area ratio for motor vehicle showrooms, offices and mechanical repair and maintenance service facilities within the CMX-3/A Zone shall be 0.25.

²⁵ Major subdivisions occurring after the time of adoption of this subsection and containing a total tract area of 15 acres or greater may reduce the following R-15 zoning requirements: Minimum lot width at building line – 80 feet for interior lots; 100 feet for corner lots. Minimum front yard setback – principal building - 35 feet. (Editor's Note: see § 190-135E.)