

AVALON, NJ

QUICK ZONE

Basics.

Allowable building area is determined by 27% of the lot area. An additional 11% is permitted for open porches and decks.

Garages are excluded from this sf area.

Impervious is permitted to be up to 65% of the lot area.

Avalon has a "Floor Area Ratio" of .70. IE for a 5,500 sf lot, you may construct a home of 3,850 sf.

6,600 sf will permit a 4,620 sf.

The FAR includes the detached garage, but excludes the porch area.

3 habitable stories are permitted. Building Height is measured 30' from DFE, however there are exceptions for grades above BFE.

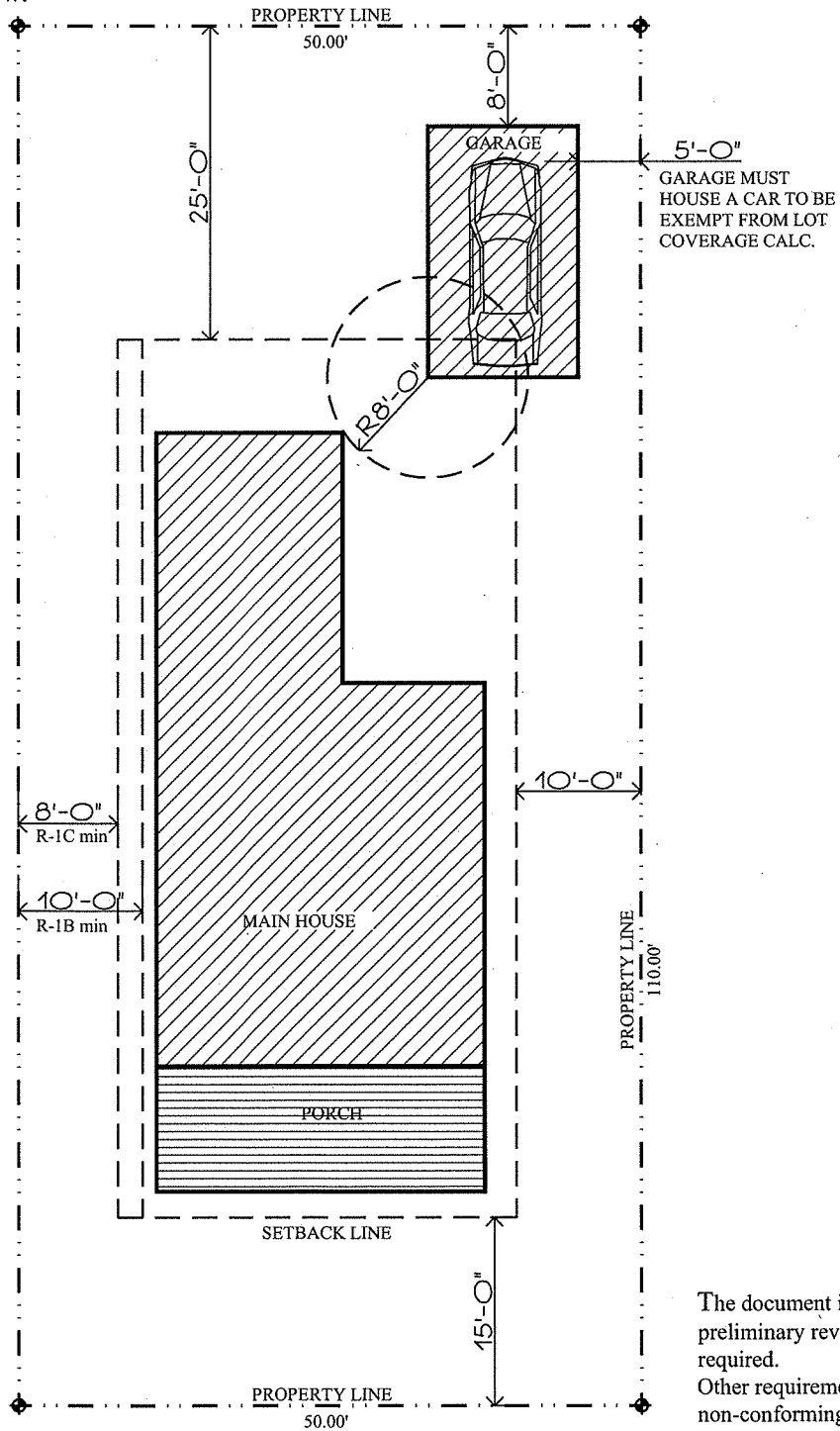
Yard setbacks are shown below.

COMMON SIZES

5,500 sf lot = 3,000 sf home

6,600 sf lot = 4,620 sf home

(based on .70 FAR)



STREET FRONT

The document is to be considered a preliminary review. Verification is required.

Other requirements such as non-conforming and over-sized lots, parking, environmental permits, allowable encroachments, etc. will vary by town and zone.

Asher Associates, Architects LLC.