

LONGPORT, NJ

QUICK ZONE

This applies to the RSF ZONE only.

Basics. Allowable building area is determined by 45% of the lot area.

Roofed porches are included in this area.

Garages and accessory buildings are included in the 45% calculation.

Impervious coverage area is permitted to be up to 70% of the lot area.

Longport does not use a FAR calculation.

3 habitable stories are permitted.

Bldg Ht is measured 29' from elevation 12.00, and 19' above the 1st floor to the roof eave to a 45 degree max roof pitch.

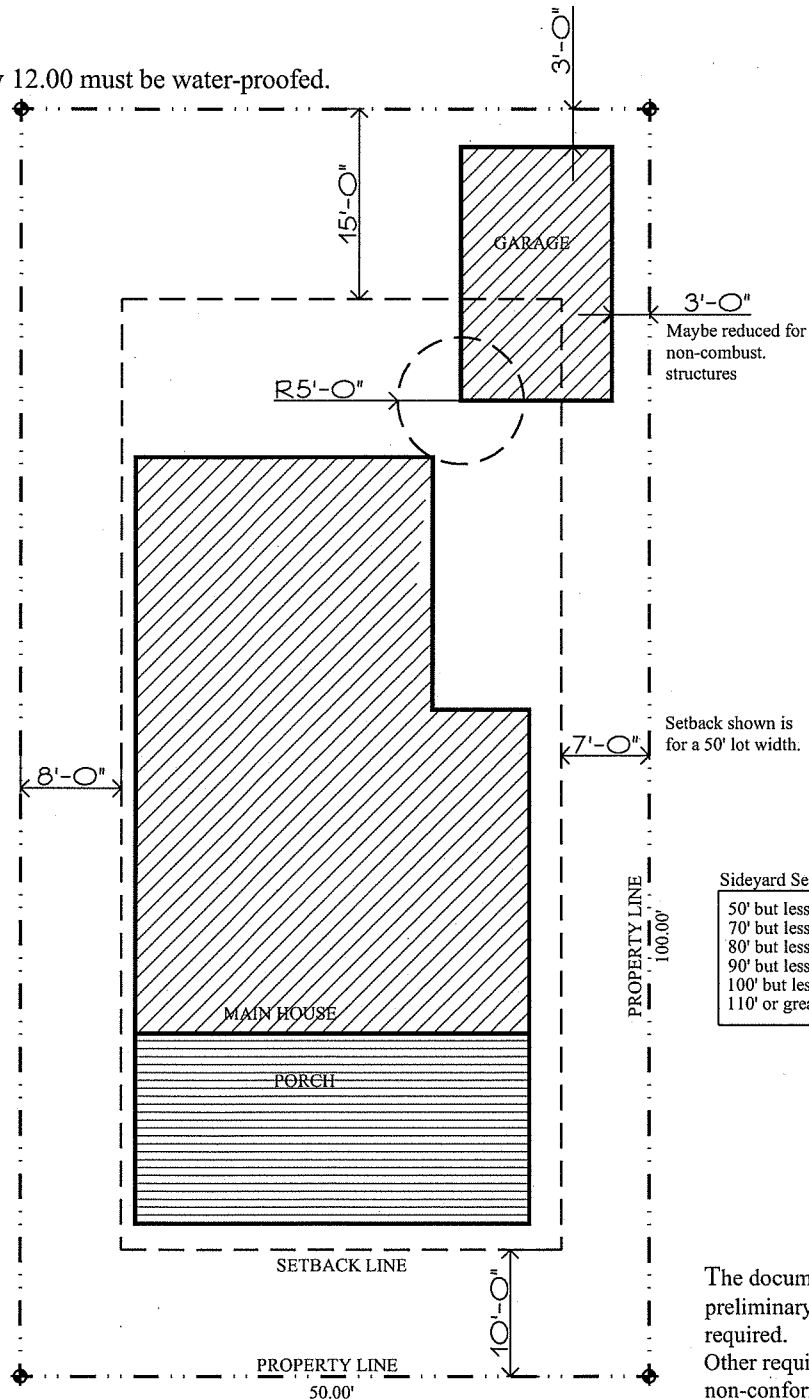
Eave ht may be raised per increased setbacks.

20% of the length of the structure may be dormer(s) along any side yard.

1 parking space must be provided for each 1,000 sf of gross floor area.

Yard setbacks are shown below.

Note: All hvac ducts below elev 12.00 must be water-proofed.



Sideryard Setback based on lot width.

50' but less than 70':	7' min/15' combined.
70' but less than 80':	7' min/17' combined.
80' but less than 90':	7' min/21' combined.
90' but less than 100':	7' min/25' combined.
100' but less than 110':	7' min/29' combined.
110' or greater:	see oversized lot calc.

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.

STREET FRONT