

STONE HARBOR, NJ

QUICK ZONE

Basics.

Allowable building area is determined by 25% of the lot area.

Porches are excluded from this area.

Garages are excluded from this area, but have area limitations based on lot size.

Impervious area is permitted to be up to 75% of the lot area.

Stone Harbor does not have a FAR calculation.

2 habitable stories are permitted. Building Height is measured 30' from top-of-curb, however there are exceptions based on curb elevation in relation to Base-Flood-Elevation.

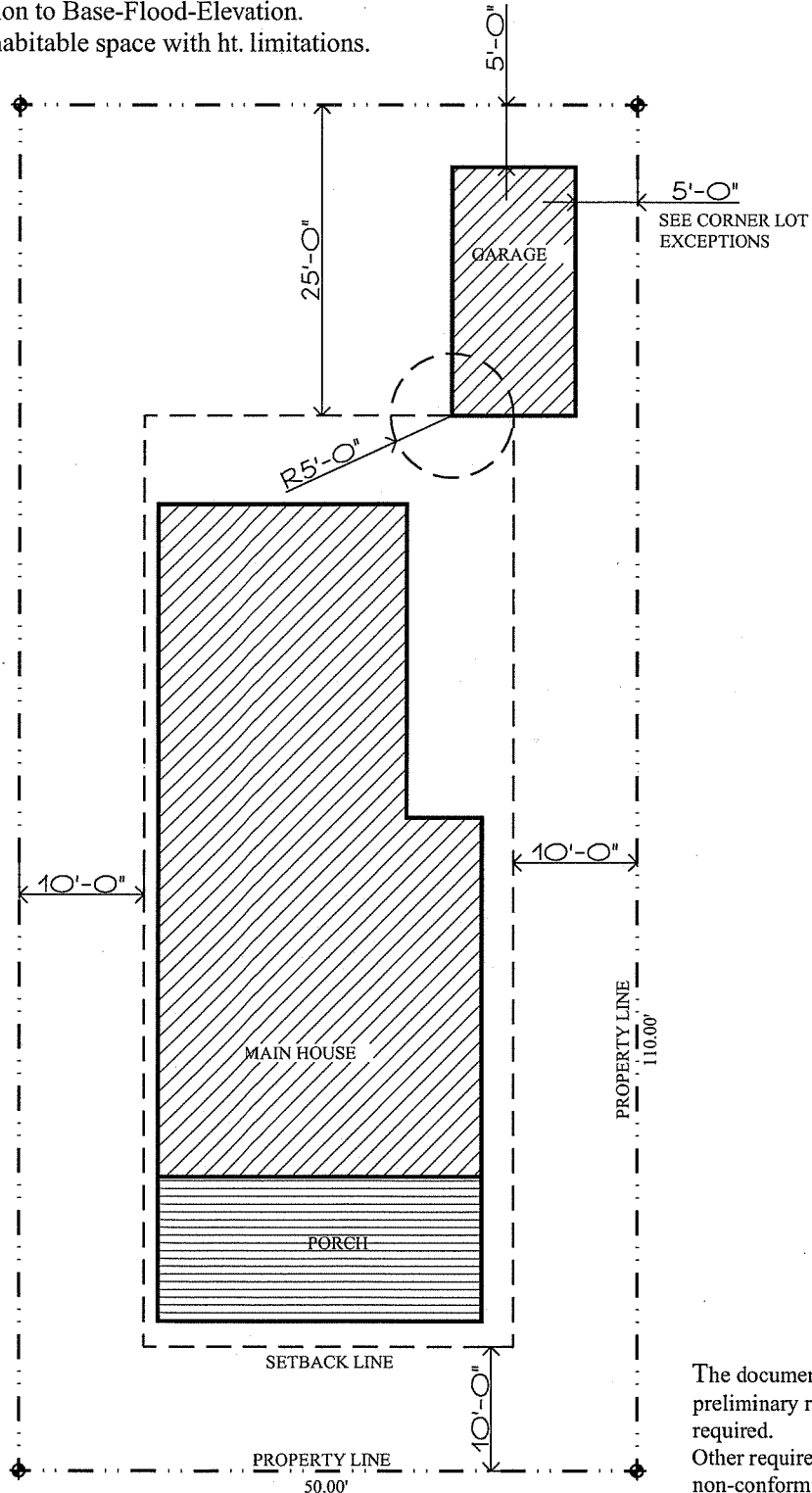
Roof decks are permitted over habitable space with ht. limitations.

Yard setbacks are shown below.

COMMON SIZES

5,500 sf lot = 2,750 sf home

6,600 sf lot = 3,300 sf home



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.