

**SECTION IV R-1
RESIDENTIAL ZONE**

1-25 Permitted Uses: The following principal uses shall be permitted in this district:

- A. Single family residences.
- B. Two family dwellings.
- C. Three and four family dwellings.
- D. Parks and playgrounds not operated for profit.
- E. Municipal Buildings and uses.

1-26 Accessory Uses: The following accessory uses shall be permitted in this district:

- A. Fences and walls.
- B. Private residential swimming pools.
- C. Signs.
- D. A detached garage or carport of not more than a three (3) car capacity and not to exceed 18 feet in height.
- E. Storage sheds, not to exceed 120 square feet in area, and not to exceed 14 feet in height.
- F. Home occupations.
- G. Boats, campers, RV's and travel trailers shall be permitted to park or be stored in rear and side yards within accessory building setback lines and subject to the following:
 - 1. They must be at least four (4) feet from any rear or side property line.
 - 2. They must be at least four (4) feet from any structure.
 - 3. Boats, trailers, and campers or boats on trailers cannot be stored on a lot for more than 180 consecutive days.
 - 4. Boats and/or boats on a trailer shall be secured to resist flotation when stored for thirty (30) days or more.

1-27 Conditional Uses: The following conditional uses shall be permitted in this district:

- A. Public and private day schools licensed by the State of New Jersey.

1-28 Area and Bulk Regulations:

1. Minimum lot area shall be 3200 square feet.
2. Minimum habitable floor area for each dwelling unit shall be 800 square feet.
3. Minimum lot depth shall be 80 feet.
4. Minimum lot width shall be 40 feet.
5. Minimum lot yards for principal buildings shall be as follows:
 1. Front: 10 feet
 2. Side: 4 feet on each side
 3. Rear: 10 feet
 4. Bulkhead: 10 feet
- F. Minimum lot yards for accessory buildings shall be as follows:
 1. Front: 20 feet
 2. Side: 4 feet
 3. Rear: 4 feet
 4. Bulkhead: 4 feet
- G. Minimum building coverage shall be 55%.
- H. Maximum lot coverage shall be 65%.
- I. Maximum building height shall be three (3) stories, maximum two (2) stories of habitable floor area, and shall not exceed forty (40) feet in height to the topmost point of the roof from the base flood elevation.
- J. Density – 1600 square feet of lot area is required for each dwelling unit.
- K. Decks and stairs may be permitted to encroach into required setbacks provided that they are no closer to any property line than four (4) feet and also provided that they are not roofed over and limited to the first habitable floor.
- L. Parking – two (2) spaces per dwelling unit.