

**SCHEDULE B – DISTRICT BULK REGULATIONS – RESIDENTIAL USES  
BOROUGH OF TINTON FALLS  
(SECTION 40-28E)**

District	Minimum Lot Requirements			Minimum Yard Requirements						Maximum Building Height		Maximum Floor Area Ratio (FAR)	Maximum Density – Dwelling Units Per Acre
	Lot Area (sf)	Width (ft)	Depth (ft)	Front (ft)	Side		Rear (ft)	Maximum Coverage (%)		Height in Stories	Height in Feet		
					Each (ft)	Both (ft)		Lot	Bldg.				
<b>RA RESIDENTIAL AGRICULTURE</b>													
DETACHED SINGLE FAMILY RESIDENTIAL	80,000	150	250	40	25	-	40	15	5	2.5	30	-	0.5
<b>R-1 SINGLE FAMILY RESIDENTIAL</b>													
DETACHED SINGLE FAMILY RESIDENTIAL (STANDARD SUBDIVISION)	60,000 (W/SEPTIC) & 40,000 (SEWER AND WATER SERVICE REQUIRED)	200	200	40	25	-	40	28	8	2.5	30	-	1
DETACHED SINGLE FAMILY RESIDENTIAL (LOT SIZE AVERAGE/CLUSTER)	60,000 (W/SEPTIC) & 30,000 (SEWER AND WATER SERVICE REQUIRED)	200	150	40	25	-	40	28/37	10	2.5	30	-	1.2

**SCHEDULE B – DISTRICT BULK REGULATIONS – RESIDENTIAL USES  
BOROUGH OF TINTON FALLS  
(SECTION 40-28E)**

District	Minimum Lot Requirements			Minimum Yard Requirements						Maximum Building Height		Maximum Floor Area Ratio (FAR)	Maximum Density – Dwelling Units Per Acre
	Lot Area (sf)	Width (ft)	Depth (ft)	Front (ft)	Side		Rear (ft)	Maximum Coverage (%)		Height in Stories	Height in Feet		
					Each (ft)	Both (ft)		Lot	Bldg.				
<b>R2 SINGLE FAMILY RESIDENTIAL</b>													
DETACHED SINGLE FAMILY RESIDENTIAL (STANDARD SUBDIVISION)	60,000 (W/SEPTIC) & 30,000 (SEWER AND WATER SERVICE REQUIRED)	200	150	40	25	-	40	28	10	2.5	30	-	1.5
DETACHED SINGLE FAMILY RESIDENTIAL (LOT AVERAGING/CLUSTER – PERMITTED ONLY WHEN BOTH A SANITARY SEWER AND A CENTRAL SOURCE OF POTABLE WATER ARE PROVIDED)	20,000 (SEWER & WATER SERVICE REQUIRED)	100	200	40	25	-	40	28/37	12	2.5	30	-	1.5
<b>R-3 RESIDENTIAL</b>													
DETACHED SINGLE FAMILY DWELLINGS	11,500	90	125	35	10	35	25	38	25	2.5	30	-	3.2
<b>R-4 RESIDENTIAL SINGLE FAMILY DWELLINGS</b>													
DETACHED SINGLE FAMILY DWELLINGS	8,000	80	100	25	10	35	25	38	25	2.5	30	-	6.4
<b>AR AGE RESTRICTED HOUSING</b>	<b>Note: Master Plan recommends that zoning should reflect current approvals of Lennar Project and Twin Brook Golf Club</b>												
DETACHED SINGLE FAMILY RESIDENTIAL	8000	80	100	35	-	35	25	35	20	2.5	30	-	2.5

**SCHEDULE B – DISTRICT BULK REGULATIONS – RESIDENTIAL USES  
BOROUGH OF TINTON FALLS  
(SECTION 40-28E)**

District	Minimum Lot Requirements			Minimum Yard Requirements						Maximum Building Height		Maximum Floor Area Ratio (FAR)	Maximum Density – Dwelling Units Per Acre	
	Lot Area (sf)	Width (ft)	Depth (ft)	Front (ft)	Side		Rear (ft)	Maximum Coverage (%)		Height in Stories	Height in Feet			
					Each (ft)	Both (ft)		Lot	Bldg.					
<b>CCRC/ CONTINUING CARE</b>	<b>Note: See Section 40-36E for additional requirements</b>													
	100 acres (entire tract) 25 acres (each phase)	-	-	-	-	-	-	-	50	-	7	85	.60	-
APARTMENTS	10 ACRES	250	250	15	15	30	15	70	-	4	50	8.5		
<b>AH AFFORDABLE HOUSING (INCLUDING AGE RESTRICTED)</b>														
APARTMENTS/ TOWNHOUSES	TRACT	30 ACRES	-	-	50	50	-	50	70	35	3	45	-	8.5
	INDIVIDUAL BUILDNGS	-	-	-	25	-	30	30	-	-	3	45	-	-
<b>R-3-1 RESIDENTIAL INCLUSIONARY</b>	<b>Note: Subject to COAH Mediation and Tinton Falls Third Round Affordable Housing and Fair Share Plan</b>													
DETACHED SINGLE FAMILY DWELLINGS	8000	80	100	45	10	35	25	35	20	2.5	30	-	6.4	
TOWNHOUSES	6,000 PER UNIT	60	100	45	0 Interior 20 Exterior	40	35	50	40	2.5	35	-	6.5	
APARTMENTS	2 ACRE & 4,000/UNIT	280	200	60	75	150	75	25	35	2.5	35	-	10	

**SCHEDULE B – DISTRICT BULK REGULATIONS – RESIDENTIAL USES  
BOROUGH OF TINTON FALLS  
(SECTION 40-28E)**

District	Minimum Lot Requirements			Minimum Yard Requirements						Maximum Building Height		Maximum Floor Area Ration (FAR)	Maximum Density – Dwelling Units Per Acre
	Lot Area (sf)	Width (ft)	Depth (ft)	Front (ft)	Side		Rear (ft)	Maximum Coverage (%)		Height in Stories	Height in Feet		
					Each (ft)	Both (ft)							
<b>AARZ ACTIVE ADULT REDEVELOPMENT</b>	<b>Note: See Section 40-36F for additional requirements</b>												
DETACHED SINGLE FAMILY DWELLINGS	5,500	50 interior 75 corner	100	25	6	12	20	65	48	-	40	-	4.1
TOWNHOMES	20,000	100	220	75	30	60	15	65	48	-	40	-	8