

**SCHEDULE B – DISTRICT BULK REGULATIONS – NON-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.				
NC NEIGHBORHOOD COMMERCIAL													
All principal permitted uses	20,000	100	200	25	10	-	40	65	-	-	35	0.30	-
HCC HIGHWAY COMMUNITY COMMERCIAL													
Retail Sales, Retail Services, Specialty Food, Offices	20,000	100	120	50	10	-	40	65	-	-	35	0.30	-
Shopping Centers	5 acres (max. 15 acres)	300	300	80	80	-	80	65	-	-	35	0.20	-
Pharmacies, Banks, Restaurants	1 acre	100	120	25	10	-	40	65	-	-	35	0.30	-
Office Parks, Research Facilities	3 acres	200	300	80	50	-	60	60	-	-	70	0.33	-
Hospitals, mortuary	4 acres	150	250	80	50	-	80	40	-	-	35	0.20	-
Theaters, bowling alleys, gymnasiums, weight rooms, fitness centers, training and instructional uses	2 acres	200	200	80	60	-	60	60	-	-	35	0.20	-
Public Uses, Borough uses, Utility	-	-	-	-	-	-	-	-	-	-	-	-	-
Child Care Centers	12,000	100	120	25	10	-	40	65	-	-	35	0.30	-
All Other Uses	20,000	100	120	50	10	-	40	65	-	-	35	0.30	-

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					Each (ft)	Both (ft)		Lot	Bldg.				
IOP INDUSTRIAL OFFICE PARK													
Offices													
Office Parks, Research Facilities	3 acres	200	300	80	50	-	60	60	-	-	70	0.33	-
Hospitals, Veterinary Hospitals	4 acres	250	250	80	50	-	80	40	-	-	35	0.20	-
Landscaping / Construction Contractors and Landscaping /Construction Yards	2 acres	225	225	70 but not less than 3x bldg. ht.	30 but not less than 2x bldg. ht.	-	30 but not less than 2x bldg. ht.	40	-	-	35	0.20	-
Light Industrial Facilities, Flex Space Buildings	2 acres	225	225	70 but not less than 3x bldg. ht.	30 but not less than 2x bldg. ht.	-	30 but not less than 2x bldg. ht.	60	-	-	40	0.30	-
Theaters, bowling alleys, gymnasiums, weight rooms, fitness centers, training and instructional uses	2 acres	225	225	80	60	-	60	60	-	-	35	0.20	-
Child Care Centers	20,000	100	200	25	10	-	40	65	-	-	35	0.30	-
All Other Uses	20,000	100	200	50	10	-	40	65	-	-	35	0.30	-

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					Each (ft)	Both (ft)		Lot	Bldg.				
MFG MANUFACTURING													
Offices	20,000	100	120	50	10	-	40	65	-	-	35	0.30	-
Research Facilities	3 acres	200	300	80	50	-	60	60	-	-	70	0.33	-
Landscaping/ Construction Contactors and Landscaping/ Construction Yards	2 acres	225	225	70 but not less than 3x bldg.ht.	30 but not less than 2x bldg.ht.	-	30 but not less than 2x bldg.ht.	40	-	-	35	0.20	-
Light Industrial Facilities, Flex Space buildings	2 acres	225	225	70 but not less than 3x bldg. ht.	30 but not less than 2x bldg.ht.	-	30 but not less than 2x bldg.ht.	60	-	-	40	0.30	-
Hospitals, Veterinary Hospitals	4 acres	150	250	80	50	-	80	40	-	-	35	0.20	-
Manufacturing only within an enclosed building	2 acres	250	250	75 but not less than 3x bldg. ht.	30 but not less than 2x bldg. ht.	-	30 but not less than 2x bldg. ht.	60	-	-	40	0.20	-
Public Uses, Borough uses, Utilities	-	-	-	-	-	-	-	-	-	-	-	-	-
Child Care Centers	12,000	100	120	25	10	-	40	65	-	-	35	0.30	-
All Other Uses	20,000	100	120	50	10	-	40	65	-	-	35	0.30	-

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					Each (ft)	Both (ft)		Lot	Bldg.				
MFG 2 MANUFACTURING 2													
Offices	20,000	100	120	50	10	-	40	65	-	-	35	0.30	-
Research Facilities	3 acres	200	300	80	50	-	60	60	-	-	70	0.33	-
Landscaping /Construction Contractors and Landscaping /Construction Yards,	2 acres	225	225	70 but not less than 3x bldg.ht.	30 but not less than 2x bldg.ht.	-	30 but not less than 2x bldg.ht.	40	-	-	35	0.20	-
Light Industrial facilities, Flex Space buildings	2 acres	225	225	70 but not less than 3x bldg.ht.	30 but not less than 2x bldg.ht.	-	30 but not less than 2x bldg.ht.	60	-	-	40	0.30	-
Manufacturing only within an enclosed building	2 acres	250	250	75 but not less than 3x bldg.ht.	30 but not less than 2x bldg.ht.	-	30 but not less than 2x bldg.ht.	60	-	-	40	0.20	-
Concrete Manufacturing Plants, Asphalt Manufacturing Plants and Waste Transfer Stations	10 Acres	300	300	100	100	200	100	65	-	-	80 for silos/ 40 all other	.20	-
Public Uses, Borough uses, Utility	-	-	-	-	-	-	-	-	-	-	-	-	-
Child Care Centers	12,000	100	120	25	10	-	40	65	-	-	35	0.30	-
All Other Uses	20,000	100	120	50	10	-	40	65	-	-	35	0.30	-

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					Each (ft)	Both (ft)		Lot	Bldg.				
RET LARGE SCALE PLANNED RETAIL OVERLAY													
Regional Shopping Center	25 acres	300	300	80	80	-	80	65	-	2	45	0.40	-
Public Uses, Borough uses, Utility	-	-	-	-	-	-	-	-	-	-	-	-	-
Child Care Centers	12,000	100	120	25	10	-	40	65	-	-	35	0.30	-
All Other Uses	20,000	100	120	50	10	-	40	65	-	-	35	0.30	-
OS/GU OPEN SPACE/GOVERNMENT USE													
Public Uses, Borough uses, Utility	-	-	-	-	-	-	-	-	-	-	-	-	-
ROUTE 66 REDEVELOPMENT AREA	Pursuant to the district bulk standards of the Route 66 Redevelopment Plan												