

ZONING
SCHEDULE OF GENERAL REGULATIONS
TOWNSHIP OF LAKEWOOD
(Article IX Zoning Districts and Regulations)

Zone	Minimum Lot Requirements ⁽¹⁾		Minimum Yard Requirements						Percent Maximum Bldg. Coverage	Maximum Height Ft.
			Principal Building			Accessory Bldg.				
			Front ⁽²⁾	Rear ⁽⁴⁾	Side		Rear	Side		
					One	Both				
A-1	2 acres	200	50	20	15	40	10	10	25	35
R-40	40,000	150	50	30	15	40	10	10	25	35
R-20	20,000	100	30	20	10	25	10	10	30	35
R-15	15,000	100	30	20	10	25	10	10	30	35
R-12	12,000	90	30	20	10	25	10	10	30	35
R-12A	12,000	75	30	20	10	25	10	10	30	35
R-10	10,000	75	30	20	10	25	10	10	30	35
R-7.5	7,500	50	25	15	7	15	7	7	35	35
R-M	10,000	75	25	15	12	25	7	7	35	65
R-LM	Same As RM									
PH-1	Refer to Chapter: Section 18-903J									
OT	10,000	75	25	15	12	25	7	7	25	35
B-1	----	----	15	10	7 ⁽³⁾	15 ⁽³⁾	5	5	----	35
B-2	----	----	----	10	7 ⁽³⁾	15 ⁽³⁾	5	5	----	65
B-3	20,000	150	50	30	30	60	30	30	25	45
B-4	10,000	100	15	10	10 ⁽³⁾	20 ⁽³⁾	5	10	----	45
B-5	2 Acres	200	100	50	50	100	30	30	30	50

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APPENDIX A

Zoning Schedule of Regulations — Continued

Zone	Minimum Lot Requirements ⁽¹⁾		Minimum Yard Requirements						Percent Maximum Bldg. Coverage	Maximum Height Ft.
			Principal Building			Accessory Bldg.				
			Front ⁽²⁾	Rear ⁽⁴⁾	Side		Rear	Side		
B-5A	Same as B-5									
HD-6	10,000	75	50 *	30	15	35	10	7	30	4-
HD-7	1 Acre	150	50 **	50	30	60	30	30	25	65
R-OP	10,000	75	25	15	12	25	7	7	25	35
CLP /OS	3 Acres	200	50	20	15	40	10	10	20	30
AHZ	See Section 18-903K									
DA-1	3 Acres	300	50	30	30	70	10	10	40	75
M-1	3 Acres	300	50/100	30	30	70	10	10	40	65
M-2	2 Acres	200	50/75	30	30	60	10	10	45	65
PS	Same As M-1									
LP	Same As M-1									

* See Section 18-903G3

** See Section 18-903H3

Notes:

- (1) Lots requiring septic systems shall be of sufficient size to achieve required distances in accordance with New Jersey Department of Environmental Protection septic design regulations (N.J.A.C. 7:9A)
- (2) Front yard requirements apply only to new developments and to blocks on which only one house is situated. In any district where more than one residence building is situated on one side of a block, no new building shall be erected and no existing building reconstructed or altered to project beyond a setback line which will represent an average of the setback lines or distances of all residence building on said side of the block.

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LAKELWOOD TOWNSHIP DEVELOPMENT ORDINANCE

Notes (Continued):

- (3) No side yard required for business property on side adjacent to an existing business property.
- (4) Rear yard requirements above set forth shall not apply, however, to any property having its rear boundary line one and the same as the boundary line of a municipal parking lot. When the rear of a property abuts a municipal parking lot, the rear yard requirements shall be five feet on any property whereon the owner at the owner's expense provides a five foot wide sidewalk covering the entire five feet from side line to side line of said property along the rear line abutting the parking lot. The provision is hereby made to permit building within five feet of the parking lot line upon condition that satisfactory sidewalk is provided for ingress and egress to the municipal parking lot and to insure the safety of persons using the rear area of the lands abutting municipal parking lots. The provision, however, shall not apply to any property wherein no installation of sidewalk as above set forth is made prior to a building being erected other than in conformity with the minimum yard requirements otherwise set forth in the Schedule of General Regulations. (Amended August 12, 1965.)
- (5) Minimum yard requirements may be reduced by recommendation of the industrial commission with consent of the planning board.

(Ord. No. 2014-12 § 2)

