

§ 211-24.1. Residential Zone (RR-2A). [Added 7-3-1990 by Ord. No. 90-28]

The following shall apply in the Residential Zone (RR-2A):

- A. Permitted uses shall be as follows:
- (1) Detached single-family dwellings.¹
 - (2) ²Parks and playgrounds. **[Added 11-5-2007 by Ord. No. 2007-98]**
 - (3) Family day-care homes. **[Added 5-3-1994 by Ord. No. 94-43]**
 - (4) Community residences for the developmentally disabled, community shelters for victims of domestic violence, community residences for the terminally ill, and community residences for persons with head injuries, as defined in N.J.S.A. 40:55D-66.2. The requirements for such residences shall be the same as for single-family dwelling units within this zone. **[Added 5-3-1994 by Ord. No. 94-45; amended 4-2-2002 by Ord. No. 2002-21]**
- B. Required accessory uses shall be as follows:
- (1) Off-street parking.
- C. Permitted accessory uses shall be as follows:
- (1) Private swimming pools.
 - (2) Private tennis courts.
 - (3) Storage shed.
 - (4) Detached garage.
 - (5) Home occupations subject to the provisions of § 211-35U. **[Added 6-24-1997 by Ord. No. 97-44]**
 - (6) Outdoor showers located in the rear yard. **[Added 11-24-2020 by Ord. No. 2020-39]**
- D. Permitted signs. **[Amended 5-18-1993 by Ord. No. 93-32]**
- (1) (Reserved)³
 - (2) All freestanding signs shall meet the following size, height and setback requirements:
 - (a) Maximum area: four square feet.

1. Editor's Note: Former Subsections A(2) and (3) which provided for further permitted uses and which immediately followed this subsection were repealed 5-18-1993 by Ord. No. 93-32.

2. Editor's Note: Former Subsection A(2), which provided for essential services as a permitted use, as added 5-3-1994 by Ord. No. 94-43, was repealed 2-7-1995 by Ord. No. 95-24.

3. Editor's Note: Former Subsection D(1), concerning home occupation announcement signs, was repealed 6-24-1997 by Ord. No. 97-44.

- (b) Maximum area per side: two square feet.
 - (c) Maximum height: 30 inches. **[Amended 11-5-2007 by Ord. No. 2007-98]**
 - (d) Minimum front yard setback: 10 feet.
 - (e) Minimum side yard setback: six feet.
- E. Conditional use shall be as follows:
- (1) (Reserved)⁴
 - (2) (Reserved)⁵
- F. Area, yard and building requirements shall be as follows:
- (1) Minimum lot area: 4,000 square feet.
 - (2) Minimum lot width: 50 feet.
 - (3) Minimum lot depth: 80 feet.
 - (4) Minimum front yard setback: 20 feet, provided that 15 feet shall be permitted at the end of a cul-de-sac or lagoon-end lots.
 - (5) Minimum side yard setback: four feet.
 - (6) Minimum combined side yard setback: 10 feet.
 - (7) Minimum rear yard setback: 20 feet.
 - (8) Minimum accessory building side yard setback: four feet and a rear yard of 10 feet, provided that lagoon end lots shall provide for a side yard setback of four feet and a rear yard setback of six feet from the bulkhead for aboveground pools and storage sheds under 100 square feet. **[Amended 1-16-1996 by Ord. No. 96-12]**
 - (9) The maximum building height shall be 35 feet. **[Amended 5-4-2010 by Ord. No. 2010-15]**
 - (10) The maximum percent of building lot coverage shall be 40%. The maximum percent of impervious surface coverage on any lot shall be 65%. However, the maximum impervious surface coverage allowed shall increase to 80% if all roof runoff is piped directly into a lagoon. **[Amended 3-20-2007 by Ord. No. 2007-34]**
 - (11) ⁶Internal walkways and patios shall be set back at least three feet from the lot

4. Editor's Note: Former Subsection E(1), concerning home occupations, as amended, was repealed 6-24-1997 by Ord. No. 97-44.

5. Editor's Note: Former Subsection E(2), Community residences for the developmentally disabled and community shelters for victims of domestic violence, added 5-3-1994 by Ord. No. 94-43, was repealed 4-2-2002 by Ord. No. 2002-21.

6. Editor's Note: Former Subsection F(11) and (12) was renumbered as Subsection F(12) and (13), respectively, to

line. **[Added 3-20-2007 by Ord. No. 2007-34]**

(12) Minimum rear yard setback for lagoonfront properties, meaning setback from opened structures, such as decks, whether on first or second floor: 10 feet.

(13) (Reserved)⁷

accommodate the addition of this new Subsection F(11).

7. **Editor's Note: Former Subsection F(13), concerning exceptions to the maximum building height, was repealed 5-4-2010 by Ord. No. 2010-15.**