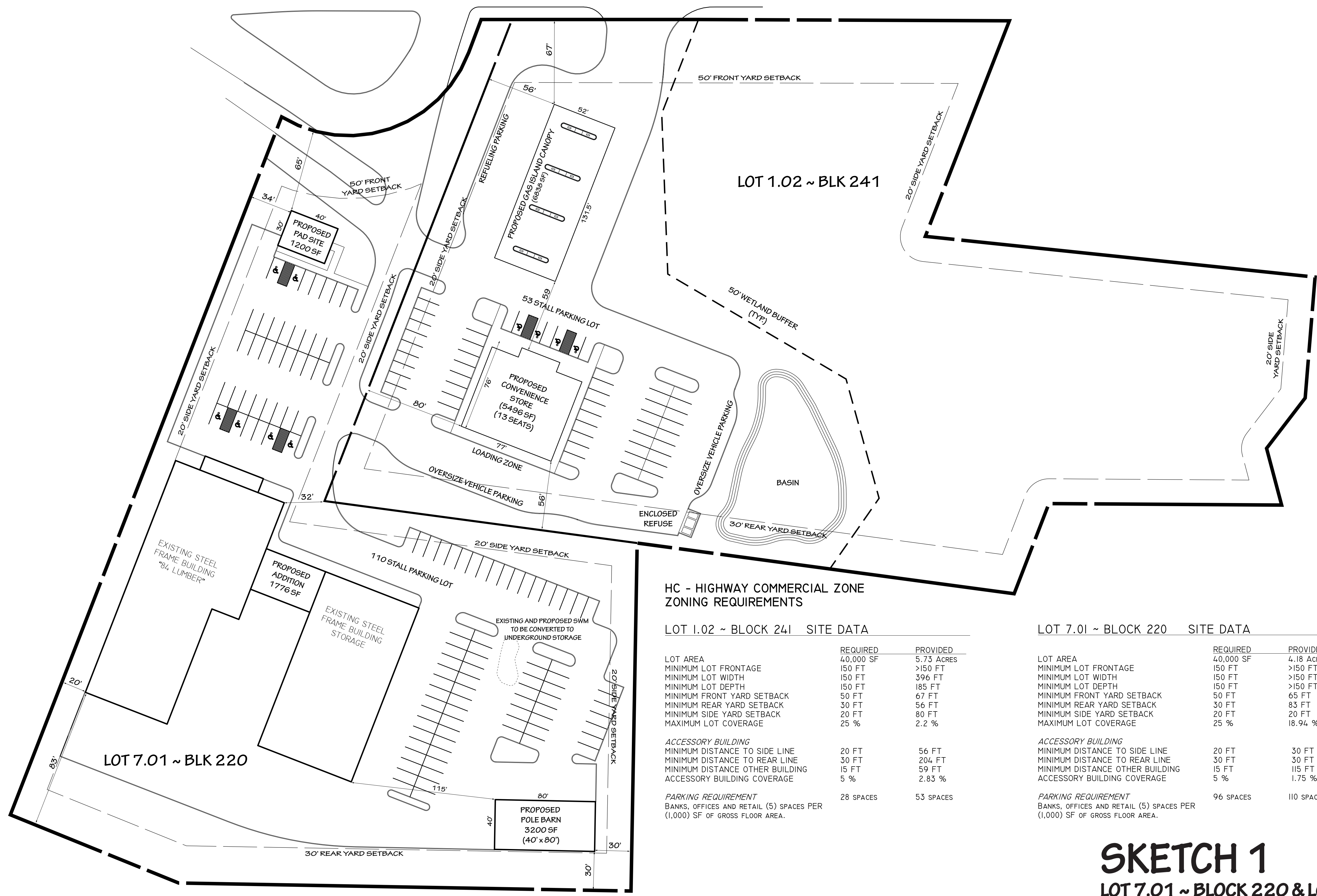


NJ STATE HIGHWAY ROUTE 35



HC - HIGHWAY COMMERCIAL ZONE
ZONING REQUIREMENTS

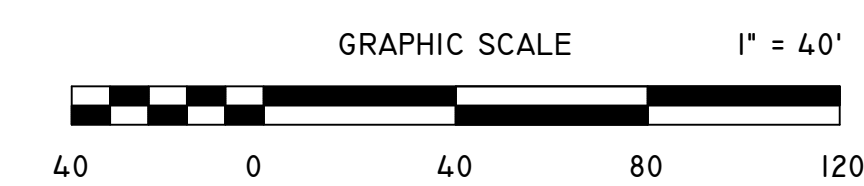
LOT 1.02 ~ BLOCK 241 SITE DATA

	REQUIRED	PROVIDED
LOT AREA	40,000 SF	5.73 ACRES
MINIMUM LOT FRONTAGE	150 FT	>150 FT
MINIMUM LOT WIDTH	150 FT	396 FT
MINIMUM LOT DEPTH	150 FT	185 FT
MINIMUM FRONT YARD SETBACK	50 FT	67 FT
MINIMUM REAR YARD SETBACK	30 FT	56 FT
MINIMUM SIDE YARD SETBACK	20 FT	80 FT
MAXIMUM LOT COVERAGE	25 %	2.2 %
ACCESSORY BUILDING		
MINIMUM DISTANCE TO SIDE LINE	20 FT	56 FT
MINIMUM DISTANCE TO REAR LINE	30 FT	204 FT
MINIMUM DISTANCE OTHER BUILDING	15 FT	59 FT
ACCESSORY BUILDING COVERAGE	5 %	2.83 %
PARKING REQUIREMENT		
BANKS, OFFICES AND RETAIL (5) SPACES PER (1,000) SF OF GROSS FLOOR AREA.	28 SPACES	53 SPACES

LOT 7.01 ~ BLOCK 220 SITE DATA

	REQUIRED	PROVIDED
LOT AREA	40,000 SF	4.18 ACRES
MINIMUM LOT FRONTAGE	150 FT	>150 FT
MINIMUM LOT WIDTH	150 FT	>150 FT
MINIMUM LOT DEPTH	150 FT	>150 FT
MINIMUM FRONT YARD SETBACK	50 FT	65 FT
MINIMUM REAR YARD SETBACK	30 FT	83 FT
MINIMUM SIDE YARD SETBACK	20 FT	20 FT
MAXIMUM LOT COVERAGE	25 %	18.94 %
ACCESSORY BUILDING		
MINIMUM DISTANCE TO SIDE LINE	20 FT	30 FT
MINIMUM DISTANCE TO REAR LINE	30 FT	30 FT
MINIMUM DISTANCE OTHER BUILDING	15 FT	115 FT
ACCESSORY BUILDING COVERAGE	5 %	1.75 %
PARKING REQUIREMENT		
BANKS, OFFICES AND RETAIL (5) SPACES PER (1,000) SF OF GROSS FLOOR AREA.	96 SPACES	110 SPACES

SKETCH 1
LOT 7.01 ~ BLOCK 220 & LOT 1.02 ~ BLOCK 241
TOWNSHIP OF ABERDEEN, MONMOUTH COUNTY, NEW JERSEY



CIVIL ENGINEERS
LAND SURVEYORS
PLANNERS
LANDSCAPE ARCHITECTS
RESERVE SPECIALISTS
ARCHITECTS

FWH ASSOCIATES.COM

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DRAWN BY	MVM	DATE	07/30/2018
DESIGNED BY	MVM	SCALE	1" = 40'
CHECKED BY	DR	DRAWER NO.	
RELEASED BY	DR	PROJECT NO.	3229.0006
SHEET NO.	1	OF	1