

Freehold, New Jersey, Code of Ordinances
Title 18 ZONING

Schedule of Area, Yard and Building Requirements
Zoning Ordinance of Borough of Freehold

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
Minimum size of lot					Minimum required yards												
Interior lots			Corner lots		Principal building			Accessory bldg. In rear yard		Maximum height			* Minimum gross habitable	Floor area (in square ft.)			
Zone																	
	Width In Feet	Area In Square Feet	Width In Feet	Area In Square Feet	Front Yard	Side Yard	Rear Yard	Side Yard	Rear Yard	Max. % of lot Coverage	In stories	In Feet	1 Story (efficiency)	1 ½ Story (1 bedroom)	2 Story (2 bedroom)	3 Story (3 bedroom)	3 Story (4 or more bedroom)
R-10	100	12,000	105	12,600	30	10	25	3	3	25	2 ½	30		800	1200	1600	1800
R-7	70	8,400	80	9,600	25	5	25	3	3	35	2 ½	30		700	1050	1400	1600
R-6	60	7,200	75	9,300	25	5	25	3	3	35	2 ½	30		700	1050	1400	1600
R-5	50	6,000	75	9,000	25	5	25	3	3	40	2 ½	30		700	1050	1400	1600
R-4	40	4,800	60	7,200	25	5	25	3	3	45	2 ½	30		600	900	1200	1400
A/Single Family	50	6,000	75	9,000	25	5	25	3	3	40	2 ½	30		700	1050	1400	1600
A* Apt.												75					
B-1	80	8,000	100	10,000	20	8	20	3	3	40	3	35					
B-2	50	5,000	70	7,000	0	0	0	3 ½	10	100	3	35					
B-2a	50	5,000	70	7,000	15	0	0	3 ½	10	85	3	35					
B-2b	50	5,000	70	7,000	0	0	0	3 ½	10	100	3	35					
CM	200	40,000	200	40,000	50	20	50	20	40	30	3	35					
**																	
T-H	5 acres for complex				20	40				40	2	35		600	900	1200	1400
*** RCR												75					

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PRD Single- Family	80	8,000	100	10,000	5	5	25	3	3	35	2½	30					
**** PRD Town- House					20	40	40			40		35					

* Minimum gross habitable floor area not applied to business and commercial properties.

**** Front Yard: Dwellings shall meet the required front yard setback or if a street is fifty (50) percent or more developed the prevailing average setback of existing dwellings within five hundred (500) feet on the same side of the street.

(Ord. No. 2013/2, § 2, 4-15-13)