

# Chapter 115. Development Regulations

## Article X. Establishment of Zoning District Regulations

### § 115-77. Schedule of District Requirements.

[Amended 11-12-1993 by Ord. No. 266-1993; 3-10-1997 by Ord. No. 5-1997]

Minimum required lot area (in acres); minimum required lot width, depth and yards (in feet); and maximum lot coverage (in percent) are shown in the following schedule. Unless specifically authorized elsewhere in this chapter, no building or structure shall exceed 35 feet in height.

District	Area <sup>1</sup> (acres)	Lot Width (feet)	Lot Depth (feet)	Side Yard (feet)	Front Yard <sup>2</sup> (feet)	Rear Yard (feet)	Coverage <sup>5</sup> (percent)
<b>Pinelands Area<sup>2</sup></b>							
FA1	30.0	300	300	75	200	100	3
FA2	30.0	300	300	75	200	100	3
FA3	20.0	300	300	75	200	100	5
AP	40.0	300	300	75	200	100	3
APC	2.5	135	150	20	75	25	10
API <sup>3</sup>	5.0	200	200	50	75	25	35
RDR1	3.2	150	150	30	200	25	10
RDR1C	3.2	150	150	30	200	25	10
RDR1I	3.2	150	150	30	200	25	10
RDR2	5.0	150	150	30	200	25	10
RDI	10.0	200	200	50	75	25	10
PVR1	2.5	135	150	20	50	25	10
PVR2	5.0	150	200	20	50	25	10
PVRC	2.5	135	150	20	50	25	10
PVI	10.0	200	200	50	50	25	10
PT <sup>4</sup>	2.5	135	150	20	75	25	70
<b>Non-Pinelands Area</b>							
RA	2.0	150	150	30	50	25	10
B1	2.0	150	150	20	75	25	20
OC	3.0	200	200	30	75	30	65
(overlay)							

**NOTES:**

<sup>1</sup> Notwithstanding the minimum lot areas set forth above for districts in the Pinelands Area, different minimum lot area requirements are specified in §§ 115-75 through 115-92 below for combined parcel homesteads in

**NOTES:**

the Forest and Rural Development Districts, for farm-related housing in Agricultural Production Districts and for culturally related and substandard lot housing in several Pinelands Districts. Developments of two or more residential units in the FA-1, FA-2, FA-3, RDR1, RDR2, RDR1C and RDR1I Districts must be clustered on one-acre lots in accordance with § **115-62**. Except in the PV and PT Districts, nonresidential uses may require larger lot areas to meet the water quality standards of § **115-53**, whether or not the lot may be served by a centralized sewage treatment system.

[Amended 4-26-1993 by Ord. No. 253-1993; 11-28-2011 by Ord. No. 14-2011]

<sup>2</sup> May be less in specific cases as permitted by § **115-54B**.

<sup>3</sup> API District

[Added 5-12-1997 by Ord. No. 11-1997; amended 7-28-1997 by Ord. No. 18-1997]

<sup>4</sup> PT District

[Amended 5-27-1997 by Ord. No. 12-1997]

<sup>5</sup> May increase to 50% for temporary greenhouses proposed to be used at a qualified farm as defined in § **115-6**. See § **115-103.1**.

[Added 10-13-1998 by Ord. No. 18-1998; amended 4-23-2023 by Ord. No. 129-2023]