

Mountain Creek Redevelopment Area
Bulk Standards Per
Ordinance # 06-35

Buildings shall be set back a minimum distance of ten (10) feet from any public right-of-way. Otherwise, there shall be no required minimum setback, except as may be required for emergency access and fire safety.

Except as modified by this Ordinance, the bulk criteria of the CR zone district contained in the Land Development Ordinance as currently in effect as of the date of adoption of this Ordinance shall apply and is incorporated herein by reference.

See ordinance # 06-35 for a more detailed description of the bulk requirements.

Note: Only the easterly corner of Block 190, Lot 11 being above the tree line is in the redevelopment area.

McAfee Village Commercial/Resort Redevelopment Area
(MVCR)
Bulk Standards Per
Ordinance # 08-03

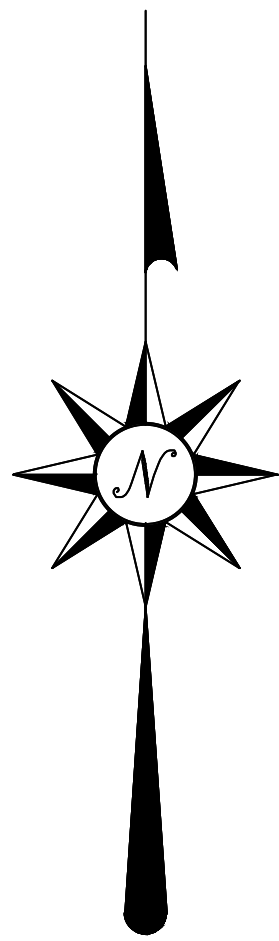
Buildings shall be set back a minimum distance of ten (10) feet from any public right-of-way. A front yard set back of a minimum of thirty (30) feet is required.

See ordinance # 08-03 for a more detailed description of the bulk requirements.

McAfee Village Mixed Use Redevelopment Area
(MVMU)
Bulk Standards Per
Ordinance # 08-04

Buildings shall be set back a minimum distance of ten (10) feet from any public right-of-way. A front yard set back of a minimum of fifteen (15) feet is required. Otherwise, there shall be no required minimum setback, except as may be required for emergency access and fire safety.

See ordinance # 08-04 for a more detailed description of the bulk requirements.



LAND DEVELOPMENT

330 Attachment 3

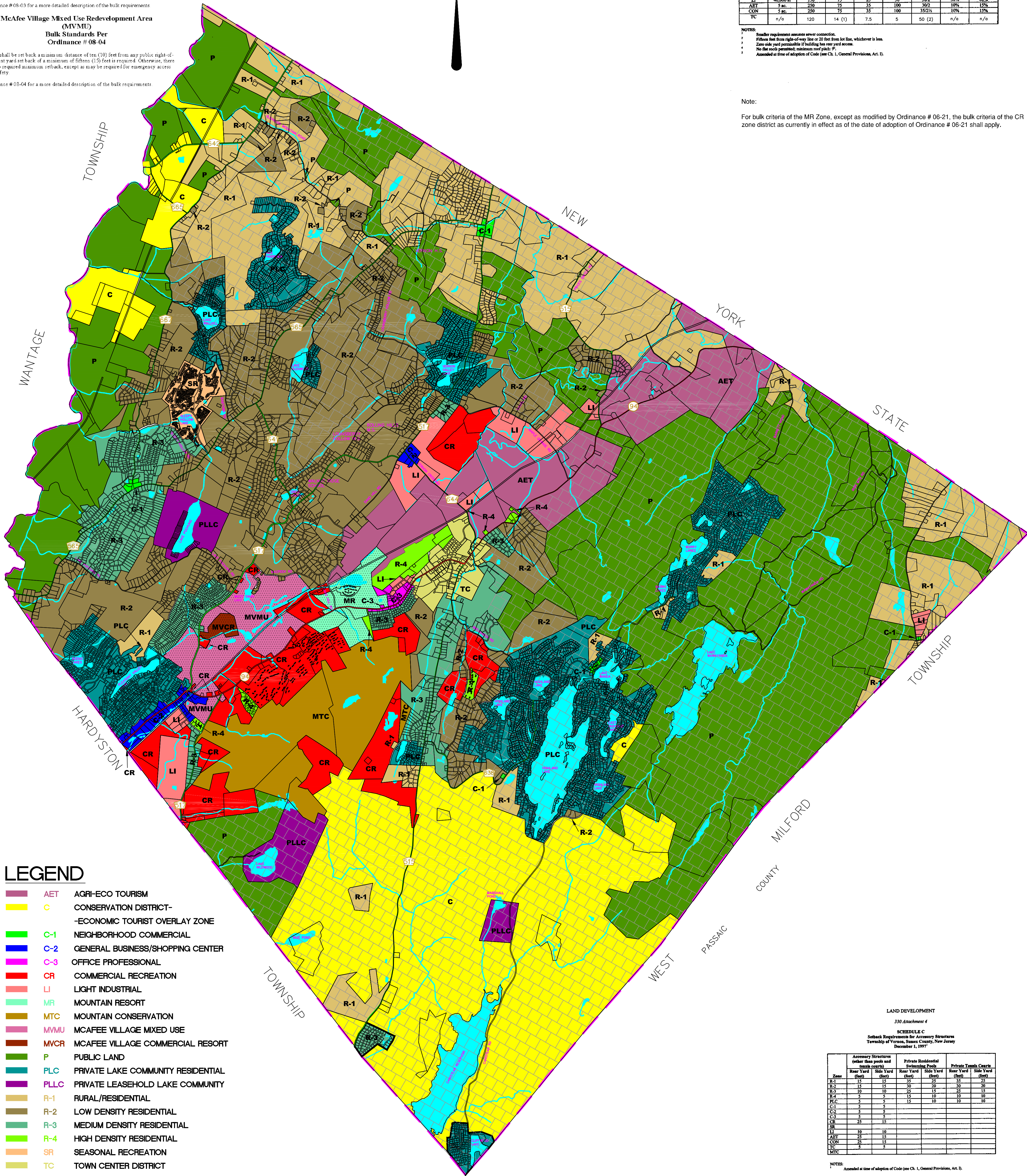
SCHEDULE B
Bulk and Yard Requirements
Township of Vernon, Sussex County, New Jersey
[Amended 12-13-2004 by Ord. No. 04-38; 9-26-2005 by Ord. No. 05-21]

Zoning District	Minimum Lot Area (square feet or acre)	Minimum Lot Width (feet)	Minimum Front Yard Setback (feet)	Minimum Side Yard Setback (feet)	Minimum Rear Yard Setback (feet)	Maximum Building Height (feet/stories)	Maximum Building Coverage (percent)	Maximum Lot Coverage (percent)
R-1	5 ac.	250	75	25	100	35/2 1/2	10%	15%
R-2	3 ac.	200	75	25	75	35/2 1/2	15%	25%
R-3	30,000 sf	125	50	15	50	35/2 1/2	20%	30%
R-4	10,000 sf	100	50	15	50	35/2 1/2	20%	30%
PLC	10,000 sf	100	40	10	25	35/2 1/2	25%	35%
C-1	20,000 sf	100	25	10	20	30/2	35%	75%
C-2	30,000 sf	125	50	15	40	30/2	30%	60%
C-3	40,000 sf	150	75	20	50	35/3	25%	50%
CR	10 ac.	250	100	100	100	30/2	10%	25%
SR	40 ac.	250	100	50	60	30/2	10%	25%
LI	40,000 sf	150	75	25	50	30/2	30%	60%
AET	5 ac.	250	75	15	100	30/2	10%	15%
CON	5 ac.	250	75	35	100	35/2 1/2	10%	15%
TC	n/a	120	14 (1)	7.5	5	50 (2)	n/a	n/a

NOTES:
1 Smaller requirement assumes sewer connection.
2 Fifteen feet from right-of-way line or 20 feet from lot line, whichever is less.
3 Zero side yard permissible if building has rear yard access.
4 No lot split permitted; minimum lot: 1/4 acre.
5 Amended at time of adoption of Code (see Ch. 1, General Provisions, Art. I).

Note:

For bulk criteria of the MR Zone, except as modified by Ordinance # 06-21, the bulk criteria of the CR zone district as currently in effect as of the date of adoption of Ordinance # 06-21 shall apply.



LEGEND

- AET AGRI-ECO TOURISM
- C CONSERVATION DISTRICT-
- ECONOMIC TOURIST OVERLAY ZONE
- C-1 NEIGHBORHOOD COMMERCIAL
- C-2 GENERAL BUSINESS/SHOPPING CENTER
- C-3 OFFICE PROFESSIONAL
- CR COMMERCIAL RECREATION
- LI LIGHT INDUSTRIAL
- MR MOUNTAIN RESORT
- MTC MOUNTAIN CONSERVATION
- MVMU MCAFFEE VILLAGE MIXED USE
- MVCR MCAFFEE VILLAGE COMMERCIAL RESORT
- P PUBLIC LAND
- PLC PRIVATE LAKE COMMUNITY RESIDENTIAL
- PLLC PRIVATE LEASEHOLD LAKE COMMUNITY
- R-1 RURAL/RESIDENTIAL
- R-2 LOW DENSITY RESIDENTIAL
- R-3 MEDIUM DENSITY RESIDENTIAL
- R-4 HIGH DENSITY RESIDENTIAL
- SR SEASONAL RECREATION
- TC TOWN CENTER DISTRICT

APPROXIMATE HIGHLANDS PRESERVATION AREA
(DOWNLOADED FROM THE HIGHLANDS COUNCIL WEB SITE, UNDER GIS DATA DOWNLOADS, ON 1/21/09.
USER SHOULD REFER TO THE HIGHLANDS COUNCIL FOR FINAL DETERMINATION)

REDEVELOPMENT AREAS

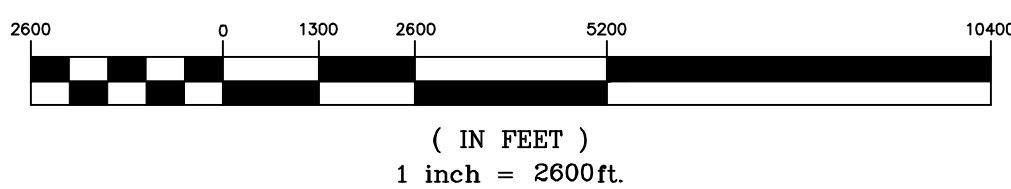
Notes:

This map supersedes the map entitled "Zoning Map", prepared by Heyer, Gruel & Associates, adopted December 14, 1998, revised May 8, 2000. (Ordinance #01-02)

REFERENCES

VERNON TOWNSHIP TAX MAPS.
2004 MASTER PLAN AMENDMENT, PREPARED BY MASER CONSULTING ON 7-14-2004.
ZONING MAP PREPARED BY HEYER, GRUEL & ASSOCIATES, PA, LAST REVISED 5/8/2000.
ORDINANCES AS STATED HEREON.

GRAPHIC SCALE



5	3/27/17	CLS	CORRECTED ZONE DESIGNATIONS FOR VARIOUS LOTS PER ORDINANCE #17-03 (HPA)
4	5/13/16	CLS	CORRECTED BOUNDARY OF C-3 & R-4 ZONE DISTRICTS PER ORDINANCE #16-14 (HPA)
3	3/23/15	CLS	CORRECTED BOUNDARY OF AET & TC ZONE DISTRICTS PER ORDINANCE #15-01 (HPA)
2	9/9/14	CLS	CORRECTED ZONE DESIGNATION FOR BLOCK 184 LOT 18.01 PROPERTY (HPA)
1	12/14/12	JJH	REPLACED TC & VTC ZONES WITH TCD ZONE
0	1/22/09	JJH	ZONING MAP ADOPTED ON 2/28/2009, EFFECTIVE DATE 3/16/09, PER ORDINANCE #09-04
REV.	DATE	DRAWN BY	DESCRIPTION



HAROLD E. PELLOW & ASSOCIATES, INC.
CERTIFICATE OF AUTHORIZATION No. 24GA27959300
CONSULTING ENGINEERS
17 PLAINS ROAD, AUGUSTA, NEW JERSEY 07822-2009
TELEPHONE 973-948-6463 FAX 973-948-2916



**Township of Vernon
Engineering Department**
Louis M. Kneip, PE, PP, CME John J. Hanlon, LS
21 Church Street P.O. Box 340 Vernon Township, New Jersey

ZONING MAP

TOWNSHIP OF VERNON SUSSEX COUNTY NEW JERSEY

PROJECT NAME:	ZONING MAP
DWG NAME:	ZONING MAP.DWG
DATE:	1/22/09
SHEET NUMBER:	1 of 1