

## LAND USE AND DEVELOPMENT

### 170 Attachment 10

#### City of Egg Harbor City Schedule of District Regulations

[Amended 2-22-1996 by Ord. No. 2-1996; 2-24-2005 by Ord. No. 5-2005; 9-14-2006 by Ord. No. 17-2006; 10-26-2006 by Ord. No. 15-2006; 12-14-2006 by Ord. No. 26-2006; 6-24-2010 by Ord. No. 14-2010; 10-28-2010 by Ord. No. 18-2010; 2-9-2012 by Ord. No. 5-2012; 9-26-2019 by Ord. No. 11-2019; 8-12-2021 by Ord. No. 10-2021]

| 1                          | 2  | 3   | 4   | 5                                  | 6                         | 7               | 8               | 9                       | 10          | 11             | 12              | 13             | 14             | 15                                | 16   | 17   | 18   | 19   | 20                                      | 21  | 22       |
|----------------------------|--|---|---|------------------------------------|---------------------------|-----------------|-----------------|-------------------------|-------------|----------------|-----------------|----------------|----------------|-----------------------------------|------|--|------|--|---|---|----------|
| Site Plan Approval         |  |   | Conditional<br>Uses Allowed<br>by Zoning Ordinance  | Density<br>(dwelling<br>unit/acre) | Minimum<br>Lot Dimensions |                 |                 | Minimum Yard Dimensions |             |                |                 |                |                | Maximum<br>Height of<br>Buildings |      | Maximum<br>Height of<br>Accessory<br>Buildings |      | Maximum<br>Coverage<br>of Lot by<br>Buildings<br>(percent) | Off-Street<br>Parking<br>and<br>Loading | Land-<br>scaping  | Comments |
| District                   | Principal<br>Uses  | Accessory<br>Uses   |   |                                    | Area<br>(square<br>feet)  | Width<br>(feet) | Depth<br>(feet) | Front<br>(feet)         | Side (feet) | Rear<br>(feet) | Front<br>(feet) | Side<br>(feet) | Rear<br>(feet) | Stories                           | Feet | Stories  | Feet |  |   |   |          |
| R-22 Residential           | Single-family detached residences<br>Schools<br>Places of worship (See § 170-64)<br>Parks and playgrounds<br>Government buildings  | Private garages or accessory buildings<br>Private tennis courts<br>Private pool (See § 170-65)<br>Customary home occupations<br>Professional office for 1 professional (See § 170-66)<br>Residential agriculture (as defined in § 170-17) | Medical complexes nursing home or convalescent center (See § 170-61)<br>Professional office for 1 professional (See § 170-66) | 22,500 <sup>1</sup>                | 150                       |                 | 40              | Total 45 (one side 20)  | 60          | NA             | 10              | 10             | 2½             | 35                                | 1½   | 15   | 20%  | 2/residential use  |   | *Minimum lot area requirements when connected to a sewer system without sewers.<br>Minimum lot areas:<br>3.2 acres with standard septic<br>1.0 acre with NJDEP approved alternate septic system |          |
| R-11 Residential           | Any principal use permitted in the R-22 Zone   | Any accessory use permitted in the R-22 Zone  |   | 11,250 <sup>1</sup>                | 75                        |                 | 30              | Total 30 (one side 10)  | 50          | NA             | 5               | 5              | 2½             | 35                                | 1½   | 15   | 20%  | 2/residential use  |   |   |          |
| R-9 Residential            | Any principal use permitted in the R-22 Zone   | Any accessory use permitted in the R-22 Zone  |   | 9,000 <sup>1</sup>                 | 60                        |                 | 20              | 10 (each side)          | 50          | NA             | 5               | 5              | 2½             | 35                                | 1½   | 15   | 30%  | 2/residential use  |   |   |          |
| R-6 Residential            | Any principal use permitted in the R-22 District   | Any accessory use permitted in the R-22 Zone  |   | 6,000                              | 40                        |                 | 15              | 5 (each side)           | 40          | NA             | 5               | 5              | 2½             | 35                                | 1½   | 15   | 30%  | 2/dwelling unit  |   |   |          |
| R-3.2C Residential Cluster | Single-family detached residences<br>Schools (See § 170-69)<br>Places of worship (See § 170-64)<br>Single-family cluster developments (See § 170-72)<br>Active adults (See § 170-81.1)<br>Active adult community (See § 170-81.1)<br>Cemetery<br>Public school<br>Parks and playgrounds<br>Government buildings<br>Active recreation areas, including campgrounds (See § 170-81.3) | Private garages or accessory buildings<br>Private tennis courts<br>Private pools (See § 170-65)<br>Customary home occupations<br>Residential agriculture (as defined in § 170-17)   |   | 3.2 acres                          | 200                       |                 | 75              | Total 110: 1 side = 50  | 150         | 100            | 25              | 25             | 2½             | 35                                | 1½   | 15   | 5%   | 2/dwelling unit  |   |   |          |
| R-20F Forest Residential   | Clustered single-family detached residences (See § 170-97)<br>Agriculture<br>Schools (See § 170-69)<br>Places of worship (See § 170-64)<br>Parks and playgrounds<br>Active recreation areas including campgrounds (See § 170-81.3)<br>Low-intensity recreational facilities (See Note 24) (§ 170-76)<br>Campgrounds (See Note 32) (§ 170-81.3)                                     | Private garages or accessory buildings<br>Private tennis courts<br>Private pools (See § 170-65)<br>Customary home occupations<br>Farm accessory buildings<br>Forestry (See § 170-60)  | 1/20  | 20 acres <sup>3</sup>              | 500                       |                 | 200             | 200 (each side)         | 300         | 200            | 100             | 100            | 2½             | 35                                | 1½   | 15   | 1%   | 2/dwelling unit  |   |   |          |

#### NOTES:

<sup>1</sup> Minimum lot area requirements when connected to a sewer system. Without sewers, minimum lot areas shall be 3.2 acres with standard septic systems and one acre with an alternate design pilot program treatment system. No residential dwelling unit or nonresidential use shall be located on a lot of less than one acre unless served by a centralized wastewater treatment plant or, in the case of residential development, a community on-site wastewater treatment system serving two or more residential dwelling units which meets the standards of § 170-53B(5) or (7), provided that the overall residential density on the parcel does not exceed one dwelling unit per acre.

<sup>3</sup> Lot size requirement for existing lots of record. Developments of two or more units in the R-20F District must be clustered on one-acre lots in accordance with § 170-97.

EGG HARBOR CITY CODE

| 1                            | 2   | 3  | 4   | 5  | 6                        | 7                      | 8            | 9            | 10  | 11          | 12           | 13                  | 14          | 15       | 16                          | 17       | 18                                    | 19       | 20  | 21  | 22  |          |
|------------------------------|---|--|---|--|--------------------------|------------------------|--------------|--------------|---|-------------|--------------|---------------------|-------------|----------|-----------------------------|----------|---------------------------------------|----------|---|---|---|----------|
|                              | Site Plan Approval  |  |   | Conditional Uses Allowed by Zoning Ordinance | Maximum Floor Area Ratio | Minimum Lot Dimensions |              |              | Minimum Yard Dimensions   |             |              |                     |             |          | Maximum Height of Buildings |          | Maximum Height of Accessory Buildings |          | Maximum Coverage of Lot by Buildings (percent)    | Off-Street Parking and Loading                    | Landscaping   | Comments |
|                              |   |  |   |  |                          |                        |              |              | Principal Buildings   |             |              | Accessory Buildings |             |          |                             |          |                                       |          |   |   |   |          |
| District                     | Principal Uses  | Accessory Uses   | Area (square feet)  |  |                          | Width (feet)           | Depth (feet) | Front (feet) | Side (feet)   | Rear (feet) | Front (feet) | Side (feet)         | Rear (feet) | Stories  | Feet                        | Stories  | Feet                                  |          |   |   |   |          |
| PA Preservation Area         | Berry agriculture and horticulture of native plants<br>Low-intensity recreation (See Note 24)<br>Beekeeping (See Note 24)<br>Fish and wildlife management<br>Public service infrastructure (See Note 15)<br>Wetlands management   |  | Forestry (See § 170-60)<br>Single-family detached residences (See Comment No. 2)  |  | 50 acres<br>3.2 acres    | NA<br>NA               | NA<br>NA     | NA<br>200    | NA<br>50  | NA<br>100   | NA<br>200    | NA<br>50            | NA<br>100   | 2½<br>2½ | NA<br>35                    | NA<br>1½ | NA<br>15                              | 2%<br>5% |   |   | 1. (Reserved)<br>2. § 170-95B. Berry agriculture and horticulture of native plants must be compatible with the existing soil and water conditions that support berry agriculture. |          |
| RC Retail Commercial         | Retail stores and service establishments<br>Banks<br>General business and professional offices<br>Personal service establishment<br>Fully enclosed eating and drinking establishments<br>Minor repair operations for television, radio, watches, shoes or appliances<br>Retail shops or stores engaged in limited fabrication of processed goods (See § 170-68)<br>Motion-picture and other theaters<br>Public buildings<br>Quasi-public establishments<br>Single-family detached dwellings <sup>2</sup><br>Senior housing on the second floor and above<br>Additional uses permitted in the zone are included in the definitions section, § 170-17, under "retail commercial." | Accessory parking lots<br>Off-street loading facilities  | Commercial or public parking lots (See § 170-62 for design standards)<br>Class 5 cannabis retailer license              | 2.0  | 9,000 <sup>1</sup>       | 60                     |              | 0            | 0 feet or 5 feet if a setback is provided unless building code requires a greater setback in which case the greater dimension shall prevail | 50          |              |                     |             | 4        | 60                          | 2½       | 35                                    | 45%      | See § 170-62 for parking and loading requirements | See § 170-62 for parking and loading requirements | 3. See § 170-57 for buffer and landscape requirements.<br>4. New construction only.   |          |
| HC Highway Commercial        | All principal and accessory uses permitted in the RC District are subject to RC bulk and lot area controls<br>Automotive sales and service establishments (See § 170-55)<br>Design shopping centers (See § 170-57)<br>Additional uses permitted in the zone are included in the definitions section, § 170-17, under "highway commercial."  |  | Automotive service stations (See § 170-56)<br>Fast-food restaurants (See § 170-58)<br>Class 5 cannabis retailer license | 2.0  | 15,000 <sup>1</sup>      | 100                    |              | 50           | 15 (each side)  | 30          |              |                     |             | 4        | 60                          |          |                                       | 30%      |   | See § 170-62 for parking and loading requirements |   |          |
| IND Industrial               | Administrative offices<br>Fully enclosed warehouses<br>Light manufacturing facilities<br>Fully enclosed wholesale business establishments<br>Research and design facilities<br>Retail outlet warehouses (See Comment 8)<br>Class 1 cannabis cultivator license<br>Class 2 cannabis manufacturer license<br>Class 3 cannabis wholesaler license<br>Class 4 cannabis distributor license<br>Class 6 cannabis delivery license   | Garages for storage of vehicles related to principal use<br>Fully enclosed storage in connection with a permitted use<br>Parking, cafeteria and recreational facilities for employees<br>Appropriate solid waste disposal facilities | Public or commercial parking lots (See § 170-62 for design standards)   | 0.7  | 65,000 <sup>1</sup>      | 200                    |              | 60           | 75 (total; 25 one side)   | 75          | 75           | 25                  | 25          |          | 35                          | 1½       | 15                                    | 35%      |   | See § 170-62 for parking and loading requirements | 8. Provided that the retail outlet does not exceed 25% of the total floor area  |          |
| IBP Industrial Business Park | Industrial Business Park (See § 170-79)   |  |   |  |                          |                        |              |              |   |             |              |                     |             |          |                             |          |                                       |          |   |   |   |          |

## LAND USE AND DEVELOPMENT

### NOTES:

<sup>1</sup> Minimum lot area requirements when connected to a sewer system. Without sewers, minimum lot areas shall be 3.2 acres with standard septic systems and one acre with an alternate design pilot program treatment system. No residential dwelling unit or nonresidential use shall be located on a lot of less than one acre unless served by a centralized wastewater treatment plant or, in the case of residential development, a community on-site wastewater treatment system serving two or more residential dwelling units which meets the standards of § 170-53B(5) or (7), provided that the overall residential density on the parcel does not exceed one dwelling unit per acre.

<sup>2</sup> On vacant lots or as a continuing use and shall be improved in accordance with the existing R-9 Residential zoning standards.