

LAND MANAGEMENT

233 Attachment 2

Township of Galloway

TABLE I

Use, Area, Yard and Bulk Regulations^{1,15}

[Added 9-9-1986 by Ord. No. 828; amended 12-9-1986 by Ord. No. 848; 12-22-1987 by Ord. No. 882; 11-9-1988 by Ord. No. 931; 5-28-1996 by Ord. No. 1245; 10-14-1997 by Ord. No. 1320; 5-10-2005 by Ord. No. 1605; 6-12-2007 by Ord. No. 1703; 6-12-2007 by Ord. No. 1708; 6-12-2007 by Ord. No. 1709; 6-12-2007 by Ord. No. 1713; 4-8-2008 by Ord. No. 1750; 6-12-2012 by Ord. No. 1851]

Zone	Lot Area (acres)	Lot Dimensions		Yards			Principal Building (percent)	Coverage Accessory Building (percent)	Site (percent)
		Width (feet)	Depth (feet)	Side (feet)	Front (feet)	Rear (feet)			
R3.2PA ¹²	3.2	150	200	30	200	75	3	1	5
FA-5	5 ²	150	200	30	200	75	3	1	5
FA-WET	45 ²	150	200	30	200	75	3	1	5
FA-20	20 ²	150	200	30	200	75	3	1	5
R5	5 ²	150	200	30	200	75	3	1	5
VR TR ³	0.275	100	100	15	50	30	25	5	40
R, R-1 ^{3,4,16}	0.14	60	100	10 one side 12 other side	40	40 ¹⁴	25	5	50
ITI ^{5,10}	5	200	200	25	75	50	25	5	60
PIRD ⁶	3.2	150	200	30	200	75	3	1	5
PO TPO ^{7,10}	1.15	200	200	20	50	20	25	5	50
CVC TC ⁸	0.3	100	100	10	50	20	30	10	60
RCR RCG ⁹	5	300	--	30	200	30	25	10	60
AG ¹¹	10 ¹³	150	200	30	200	75	3	1	5
HC-1	0.8	120	--	25	50	50/25 ¹⁷	40	(total building)	70
HC-2	1	200	--	25	50	50/25 ¹⁷	40	(total building)	70
GID	2	200	--	30	100	30	30	(total building)	60
TI-2	1	100	250	25/50 ¹⁸	30	35/50 ¹⁹	25	5	60
PCR	See § 233-26.1D and E								
CC-2	See § 233-25.1C								

GALLOWAY CODE

NOTES:

- 1 May be reduced for environmental or physical limitations. (See § 233-83G.)
- 2 Developments of two or more units in the FA-5, FA-20, FA-WET and R5 Zones must be clustered on one-acre lots in accordance with § 233-80.1.
- 3 Minimum lot area 3.2 acres for septic or one acre for alternate system.
- 4 Planned development is permitted subject to Article V. Gross density shall be 8.5 dwelling units per acre with Pinelands development credits, 7.0 dwelling units per acre without Pinelands development credits.
- 5 Industrial performance standards of § 233-26 shall apply.
- 6 Planned industrial residential development permitted subject to §§ 233-69 through 233-78. Gross density eight dwelling units per acre without Pinelands development credits, 1.5 without Pinelands development credits; 30% open space required. Motel hotel complexes shall have an area of at least 25 acres; and individual hotels motels shall contain at least 99 units. Gross density excludes wetlands.
- 7 Residential uses permitted as accessory to office facilities. Office complexes and motel hotels of at least 99 units are permitted subject to PUD review of Article V; a minimum lot size of 50,000 square feet shall be required for office complexes, and a minimum lot size of two acres shall be required for motel hotels.
- 8 Village Town Commercial-Neighborhood and Community Commercial uses permitted with residential as accessory.
- 9 Resort Commercial including motel hotels, restaurants and accessory uses at septic density. (See text).
- 10 Planned commercial development (shopping centers, malls) and motel hotel complexes are permitted where the minimum lot size is three acres, minimum commercial or office space is 25,000 square feet and motel hotels have at least 99 units. Residential uses not permitted. PUD review IAW Article V. To encourage larger planned office complexes in the PO Zone building coverage may be increased in the PO Zone 5% for each 20,000 square feet of lot size over the minimum of 50,000 square feet, up to a maximum of 40% building coverage.
- 11 See text for existing lot exemption.
- 12 See text regarding development conditions.
- 13 Except as provided under § 233-73C(4).
- 14 Accessory buildings must be located in the rear yard and may be three feet from a property line for interior lots and 12 feet from a street line on corner lots.
- 15 Height limitations are established in §§ 233-70, 233-78C(1)(c) and 233-7.
- 16 Refer to the provisions contained in § 233-78C(1)(c)[4] for staggered setbacks.
- 17 The minimum rear yard setback shall be 50 feet where a property abuts a residential use or zoning district. The rear yard setback shall be 25 feet where a property abuts a nonresidential zoning district or the railroad tracks.
- 18 Twenty-five feet from a nonresidential district and 50 feet from a residential district.
- 19 Thirty-five feet from a nonresidential district and 50 feet from a residential district.