

*Township of Jackson, NJ
Friday, August 1, 2025*

Chapter 244. Land Use and Development Regulations

Article VI. Non-Pinelands Area Zoning District Regulations

§ 244-56. NC Neighborhood Commercial Zone.

A. Permitted principal uses of buildings and structures are as follows:

- (1) Antique shop.
- (2) Appliance store.
- (3) Art/graphic/photo supply store.
- (4) Artist/photo studio.
- (5) Bakery.
- (6) Bank and financial institution.
- (7) Barbershop or beauty/hair salon.
- (8) Bookstore.
- (9) Business office.
- (10) Candy store.
- (11) Clothing/dry goods store.
- (12) Convenience store.
- (13) Delicatessen.
- (14) Dry cleaners.
- (15) Municipal parks, playgrounds and other such municipal buildings and uses as are deemed appropriate and necessary by the Township Committee.
- (16) Federal, state, county and other public buildings and grounds, including public schools, parks, playgrounds or other public recreational uses or areas.
- (17) Florist shop.
- (18) Gift shop.
- (19) Hardware, paint or wallpaper store.
- (20) Household supply store.
- (21) Ice cream store.
- (22) Jewelry store.

- (23) Liquor store.
- (24) Luncheonette.
- (25) Pharmacy.
- (26) Professional office.
- (27) Repair/service shop for household or personal goods.
- (28) Restaurants; however drive-through restaurants and drive-in restaurants are not permitted.
[Amended 5-6-2002 by Ord. No. 25-02; 3-28-2005 by Ord. No. 20-05]
- (29) Self-service laundry.
- (30) Shoe repair shop.
- (31) Stationery, tobacco, newspaper or periodical store.
- (32) Tailor/dressmaking shop.
- (33) Variety/notion store.
- (34) Combination of two or more of the above permitted uses in one principal building.
- (35) Other uses similar to those listed above.
- (36) Raising of horses and other livestock.
- (37) Essential services.
- (38) Art gallery.
[Added 5-27-2003 by Ord. No. 12-03]
- (39) Library.
[Added 5-27-2003 by Ord. No. 12-03]
- (40) Museum.
[Added 5-27-2003 by Ord. No. 12-03]
- (41) Schools, primary and secondary, and higher learning institutions pursuant to Subsection **E** below.
[Added 12-12-2023 by Ord. No. 31-23]
- (42) Houses of worship pursuant to Subsection **F** below.
[Added 12-12-2023 by Ord. No. 31-23]
- (43) Religious bath houses pursuant to Subsection **G** below.
[Added 12-12-2023 by Ord. No. 31-23]

B. Permitted accessory uses of building and structures are as follows:
[Amended 12-12-2023 by Ord. No. 31-23]

- (1) Fences and walls, subject to the provisions of § **244-190**.
- (2) Off-street loading, subject to the provisions of § **244-196**.
- (3) Off-street parking, subject to the provisions of § **244-197**.
- (4) Satellite dish antennas, subject to provisions of § **244-165**.
- (5) Signs, subject to the provisions of § **244-207**.
- (6) Other customary accessory uses, buildings and structures which are clearly incidental to the principal use(s) and building(s).

(7) Dormitories, student residences, and faculty residences affiliated with a secondary school or higher learning institution pursuant to Subsection **E(1)** through **(4)** and **(6)** below.

(8) Religious bathing facilities pursuant to Subsection **H** below.

C. Conditional uses, subject to the provisions of Article **VIII** of this chapter, are as follows:

[Amended 12-23-2002 by Ord. No. 50-02; 2-13-2013 by Ord. No. 02-13; 12-12-2023 by Ord. No. 31-23]

(1) Child-care centers, nursery schools and day-care centers (§ **244-114**).

(2) Churches and places of worship (§ **244-115**).

(3) Public utilities (§ **244-128**).

(4) Single-family residences lawfully existing as of September 1, 2002, subject to the bulk requirements of the prior zoning district.

(5) Automobile service station (gas station or motor vehicle service station) (§ **244-111**), situated on properties with a minimum lot size of three acres located at a signalized intersection on a state or county road, with 300 feet of frontage.

(6) Dormitories, student residences, and faculty residences, provided that the primary institution to which it is associated is located on an adjacent lot. Approval shall be conditioned on the identification of their affiliation with a secondary school or higher learning institution on an adjacent lot. Dormitories, student residences and faculty residences shall be subject to the same standards as the secondary schools and higher learning institutions they serve.

D. Area, yard and building requirements for the NC Zoning District are as follows:

[Amended 5-27-2003 by Ord. No. 12-03]

Requirements	Type of Lot	
	Interior	Corner
Lot requirements:		
Lot area (square feet)	20,000	25,000
Lot width (feet)	125	150
Lot frontage (feet)	125	150*
Lot depth (feet)	150	150
Principal building requirements:		
Front yard setback (feet)	60	60*
Rear yard setback (feet)	30	—
Side yard setback:		
Each side (feet)	20	20
Total (feet)	50	50
Maximum building height (feet)	35	35
Accessory building requirements:		
Front yard setback (feet)	Not permitted in front yard	
Rear yard setback (feet)	15	—
Side yard setback, each side (feet)	15	15
Maximum building height (feet)	15	15
Maximum building coverage (combined coverage of all principal and accessory buildings)	25%	25%

Requirements	Type of Lot	
	Interior	Corner
Maximum impervious coverage	60%	60%
Parking area setbacks:		
Setback from ROW (feet)	20	20
Setback from side property line (feet):		
Residential use	20	20
Nonresidential use	10	10

- E. Bulk standards and design criteria for primary and secondary schools, and higher learning institutions and dormitories, student residences and faculty residences.

[Added 12-12-2023 by Ord. No. 31-23]

(1) General requirements.

- (a) On an annual basis, where a dormitory, student residence, or faculty residence exists as an accessory or conditional use to a secondary school or higher learning institution, a yearly report shall be submitted to the Township indicating that such residents are or were students, faculty, or permitted family members associated with the primary institutional use during the prior year.
- (b) Primary and secondary schools and higher learning institutions shall only be permitted on properties meeting the following requirements:
 - [1] In the area north of West County Line Road and east of Bennetts Mills Road to the Township boundary.
 - [2] Along Aldrich Road.
 - [3] In the area south of East Veterans Highway and New Egypt Road to the Township boundary.
 - [4] Along Cross Street.
 - [5] With direct frontage on Leesville Road.
- (c) Primary and secondary schools and higher learning institutions shall only be located on a principal arterial, minor arterial, major collector, or minor collector roadway as indicated or defined within Map CR4 (or any updated version) of the Jackson Township Master Plan.

- (2) The lot on which the use is proposed, and the building(s) erected thereon shall conform to the following minimum bulk and area standards:

(a) Lot area.

[1] Primary school.

- [a] For primary schools with up to 30 students, the lot area shall, at a minimum, be the same as required in the NC Zoning District.
- [b] For primary schools with 31 to 150 students, the lot area shall, at a minimum, be triple the minimum lot area requirement in the NC Zoning District.
- [c] For primary schools with more than 150 students, the lot area shall, at a minimum, be a minimum of two acres in the NC Zoning District.

[2] Secondary school.

- [a] For secondary schools with up to 30 pupils, the lot area shall be a minimum of two acres.

- [b] For secondary schools with 31 to 150 pupils, the lot area shall be a minimum of three acres.
 - [c] For secondary schools with more than 150 pupils, the lot area shall be a minimum of four acres.
- [3] Higher learning institutions.
 - [a] Higher learning institutions shall have a minimum lot area of two acres.
- [4] Any school or higher learning institution with an accessory dormitory located on-site shall be required to have a minimum lot area of three acres.
- (b) Lot width and frontage requirements shall be the same as the underlying zoning district where the proposed school or higher learning institution is to be located.
- (c) The following yard setbacks shall apply to both primary and accessory buildings:
 - [1] Front, side, and rear yard setbacks shall comply with § **244-56D**.
- (d) Unless otherwise addressed herein, all other bulk requirements of the underlying zoning district shall apply.
- (3) The maximum building coverage shall be 40%.
- (4) Schools, higher learning institutions and accessory uses shall be subject to the height limitation for the principal use in the underlying zoning district, except that for properties over 10 acres, the front, rear and side yard requirements set forth above shall be increased by two feet for each foot by which the height of the structure exceeds the maximum height which would be otherwise permitted by this chapter, and further provided that in no case shall any proposed structure exceed 50 feet in height.
- (5) A traffic circulation plan indicating circulation, access, parking, and loading/unloading areas is required. Additionally, this circulation plan should indicate that no parking, standing or bus queuing will occur within the right-of-way during peak loading or unloading times and that unobstructed access for fire equipment and other emergency vehicles to school buildings and/or on-site Fire Department connections will be provided.
- (6) Location of parking areas and access driveways.
 - (a) Unless otherwise addressed below, the off-street parking requirements for nonresidential development in § **244-197** of this chapter shall apply.
 - (b) No on-street parking of passenger vehicles, school buses or vans shall be permitted.
 - (c) No parking area shall be allowed within any required buffer.
 - (d) No access driveways shall be allowed within 10 feet of an adjacent property line. Access drives should demonstrate appropriate sight triangles.
- (7) Bus loading and access for primary and secondary schools.
 - (a) School bus loading/unloading areas should be located on one-way driveways and separated from the main vehicular traffic flow associated with student, parent/visitor, staff and service delivery. Loading/unloading shall provide pedestrian access directly to the school without crossing any drive aisle or parking area. The following loading standards shall apply:
 - [1] For schools with up to 10 classrooms, loading/unloading areas shall accommodate at least two buses.
 - [2] For schools with five to 10 classrooms, loading/unloading areas shall accommodate at least four buses.

[3] For schools with more than 10 classrooms, loading/unloading areas shall accommodate at least five buses plus one additional loading/unloading area shall be required for each additional four classrooms.

[4] Each loading area shall be a minimum length of 45 feet per bus, with a minimum width of 12 feet.

(b) In the event that there will be on-site bus storage and parking, in addition to bus loading/unloading, a staging/overflow bus parking area shall be provided. Stalls shall be 15 feet by 40 feet and shall be located in a separate area from passenger vehicles. No loading or unloading of students is permitted from this parking area. Parking shall be provided as follows:

[1] For schools with up to 10 classrooms, at least two such spaces shall be provided.

[2] For schools with more than 10 classrooms, loading/unloading areas shall accommodate at least three buses plus one additional loading/unloading area shall be required for every 100 additional students.

F. Houses of worship shall adhere to the following standards:

[Added 12-12-2023 by Ord. No. 31-23]

(1) Lots shall not have their sole frontage on a residential access or residential neighborhood street or any lower order street, as defined by the Residential Site Improvement Standards.^[1] A house of worship is permitted on a local street.

[1] *Editor's Note: See N.J.A.C. 5:21.*

(2) The required minimum area of the lot or tract is one acre.

(3) The maximum building height of any principal structure shall be 35 feet.

(4) Bulk standards for houses of worship on lots between one acre and two acres:

(a) Minimum lot width: 150 feet.

(b) Minimum lot depth: 200 feet.

(c) Minimum front yard: 60 feet.

(d) Minimum side yard (each): 20 feet.

(e) Minimum rear yard: 50 feet.

(f) Maximum building coverage: 25%.

(g) Maximum lot coverage: 70% of the gross lot area.

(h) Parking shall be set back at least 15 feet from any public street right-of-way and shall be screened from the adjacent right-of-way with a hedgerow or closely grouped cluster of plantings that shall be maintained at a height of no less than 20 inches and no greater 30 inches. In no event shall screening interfere with sight triangles.

(i) The applicant shall submit a list of proposed activities and anticipated participants, a timetable reflecting the hours in which each building will be used and any other pertinent uses and activities intended to take place on the site.

(j) Parking area, circulation drive and/or accessory structure setback to any side or rear property line adjacent to a residentially zoned property shall be 10 feet.

(k) Parking area and circulation drive setback to any side or rear property line adjacent to commercially or industrially zoned properties shall be three feet.

- (l) A decorative, solid six-foot fence and/or natural vegetative buffer of a minimum width of five feet shall be provided along all parking, circulation drives and structures adjacent to residential zones or properties improved with residential uses.
- (5) Bulk standards for houses of worship on lots two acres or greater.
- (a) The required minimum lot width shall be 200 feet.
 - (b) The required minimum lot frontage shall be 200 feet.
 - (c) No principal building shall be located closer than 100 feet to any public street right-of-way and no closer than 50 feet to any rear or side property line.
 - (d) No accessory building or structure shall be permitted in any front yard, nor shall any accessory building or structure be located closer than 30 feet to any rear or side property line.
 - (e) The maximum permitted building coverage shall be 25%.
 - (f) The height of structures to be constructed may exceed the maximum height requirements of § **244-156** of this chapter; provided, however, that the front, rear and side yard requirements set forth above shall be increased by two feet for each foot by which the height of the structure exceeds the maximum height which would be otherwise permitted by this chapter, and further provided that in no case shall any proposed structure exceed 50 feet in height.
 - (g) The applicant shall submit a list of proposed activities and anticipated participants, a timetable reflecting the hours in which each building will be used and any other pertinent uses and activities intended to take place on the site.
 - (h) Buffer requirements.
 - [1] Perimeter buffer. A landscaped buffer shall be required around the entire length of side and rear property lines, except where access drives or other accessory features must, of necessity, traverse this reserved strip. The minimum landscape buffer widths shall be as follows:
 - [a] From a nonresidential use or district: 25 feet.
 - [b] From a residential use or district: 50 feet.
 - [2] A required buffer shall be landscaped with trees, shrubs, and other suitable plantings for beautification and screening. Natural vegetation should be retained to the maximum degree possible. On those sites where no existing vegetation is present or existing vegetation is inadequate to provide screening, the applicant shall suitably grade and plant the required buffer area, such that this planting shall provide an adequate screen of at least six feet in height so as to continually restrict the view. A minimum on-center distance between plantings shall be such that upon maturity the buffer will create a solid screen. The buffer may be supplemented with a fence of solid material where necessary.
 - [3] Other site standards. The front yard, exclusive of walkways, pavilion areas, or driveways, shall be landscaped with grass, trees, shrubs, ground cover, flowers, existing vegetation, or any suitable combination thereof. Plantings shall conform, however, to restrictions on corner lot placement, in order to protect visibility.
- G. Bulk standards and design criteria for religious bathing facilities.
[Added 12-12-2023 by Ord. No. 31-23]
- (1) For a freestanding religious bathing facility as a principal use on a lot, the required minimum area of the lot or tract is the minimum lot area for the zoning district or 20,000 square feet, whichever is greater.

- (2) Religious bathing facilities shall not be subject to the floor area or changing room limitation.
- (3) Religious bathing facilities serving as accessory to a house of worship shall not have any additional parking requirement beyond that of the house of worship itself.
- (4) Bulk standards for a religious bathing facility as a freestanding principal use shall be as follows:
 - (a) Maximum building coverage: 25% of the gross lot area or the maximum allowed in the zone, whichever is greater.
 - (b) Maximum lot coverage: 70% of the gross lot area.
 - (c) Parking shall be set back at least 15 feet from any public street right-of-way and shall be screened from the adjacent right-of-way with a hedgerow or closely grouped cluster of plantings that shall be maintained at a height of no less than 20 inches and no greater 30 inches. In no event shall screening interfere with sight triangles.
 - (d) Parking area, circulation drive and /or accessory structure setback to any side or rear property line shall be 10 feet.
 - (e) Parking area, circulation drive and/or accessory structure setback to any side or rear property line adjacent to commercially or industrially zoned properties shall be three feet.
 - (f) A decorative, solid six-foot fence and/or natural vegetative buffer of a minimum width of 10 feet shall be provided along all parking, circulation drives and structures adjacent to residential zones or properties improved with residential uses. The landscaping shall consist of a staggered row of Juniper (*Juniperus*), Arborvitae (*Thuja*), and/or Eastern red cedar (*Juniperus virginiana*) (or other noninvasive species of plantings substantially similar in size and character) spaced no greater than five feet on center.
 - (g) Unless otherwise addressed herein, all other bulk requirements of the underlying zoning district shall apply.

H. Bulk standards and design criteria for religious bathing facilities as an accessory use.

[Added 12-12-2023 by Ord. No. 31-23]

- (1) Square footage. Religious bathing facilities shall be limited to 2,000 gross square feet in floor area and four changing rooms.
- (2) Religious bathing facilities serving as accessory to a house of worship shall not have any additional parking requirement beyond that of the house of worship itself.