

LAND USE

115 Attachment 2

Township of Alexandria

Table of Performance and Dimensional Regulations (§ 115-9)

[Added 8-10-2005 by Amendment 24; amended 2-8-2006 by Amendment 28; 9-13-2006 by Amendment 30; 12-12-2012 by Ord. No. 2012-10-24; 12-12-2012 by Ord. No. 2012-10-25; 12-12-2012 by Ord. No. 2012-11-26; 12-14-2016 by Ord. No. 2016-11]

Use	Maximum Gross Density Ratio	Minimum Open Space (%)	Maximum Impervious Surface Area (%)	Maximum Building Coverage (%)	Minimum Gross Site ³ (acres)	Minimum Lot Area ² (acres)	Minimum Lot Width at Setback (feet)	Maximum Building Height (feet)	Minimum Yard Requirements			Notes
									Front (feet)	Side (each) (feet)	Rear (feet)	
A-1 Agriculture and horticulture			5%		20	20	330	35	See § 115-22A(1)(b).			
A-3 Forestry					NA	NA						
A-4 Riding academy			5%				200	35				See § 115-22A(3)
A-5 Kennel			10%		6	6	200	35	300 feet from any residence			
A-6 Agriculture sales/farm stands									25	50	50	Accessory use
A-7 Christmas tree raising and sales									25 feet for any sales building or stand			
A-8 Plant nursery			10%		6	6	200	35	75	50	100	
A-9 Landscape contractor			10%		6	6	200	35	75	50	100	
A-10 Agricultural support services			10%		6	6	200	35	75	75	100	
B-1 Single-family detached												
AR Zone			10%		10	6	250	35	200	100	100	
VR Zone			10%		3	3	250	35	75	35	100	
B-9 Lot size averaging subdivision		70% ¹	10%	7.5%	20	10	180	35	200	100	100	Minimum lot circle: 500 feet
B-10 Single-family detached cluster												
VR Zone	0.75	50%	20%		10	15,000 square feet	100	35	25	10	30	Sewage disposal system required.
B-12 Residential conversion	Accessory use; see § 115-22B(12) for requirements.											
B-13 Assisted living and congregate care facilities			15%		6	6	200	40	100	100	100	
B-14 Group home												
AR Zone	See Use by Zone Standards at end of table.											
VR and VC Zone	See Use by Zone Standards at end of table.											
B-15 Guest house/bed-and-breakfast			5%		6	6	250	35	75	50	100	
B-16 Rural estate residence			10%		10	10	50	35	150	100	150	
B-17 Residential air park	0.166		10%		6	3	250		75	30	50	Height determined by N.J.A.C. 16:62-4.
Cluster	0.166	60%	10%		25	2	180		75	30	50	
C-1 Places of worship	See Use by Zone Standards at end of table.											
C-2 School			15%		Set by State DOE		200	35	75	75	100	
C-3 Commercial school	See Use by Zone Standards at end of table.											
C-4 Library or museum	See Use by Zone Standards at end of table.											
C-5 Recreational facility	See Use by Zone Standards at end of table.								100 feet for active outdoor recreation areas			
C-6 Athletic facility			10%		3	3	200		75	75	100	100 feet for active outdoor recreation areas
C-7 Golf course			2%		100	100	200	35	100	100	100	

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									Front (feet)	Side (each) (feet)	Rear (feet)	
C-8 Private club									See Use by Zone Standards at end of table.			
C-9 Community center									See Use by Zone Standards at end of table.			
C-10 Day nursery									See Use by Zone Standards at end of table.			
C-11 Nursing home			10%		6	6	200	35	100	75	100	
C-12 Cemetery			20%		6 or 25	6 or 25	50	16-20-35	100	100	100	See § 115-22C(12).
C-13 Municipal building			20%		6	6	50	35	75	75	100	
C-14 Municipal recycling									See Use by Zone Standards at end of table.			
C-15 Golf driving range									See Use by Zone Standards at end of table.			
D-1 Professional services									See Use by Zone Standards at end of table.			
D-2 Medical clinic									See Use by Zone Standards at end of table.			
D-3 Office									See Use by Zone Standards at end of table.			
D-4 Conference center			10%	5%	60	60	200	40	200	200	200	
D-5 Low density corporate office			15%	7.5%	60	60	200	40	200	200	200	
E-1 Retail shop									See Use by Zone Standards at end of table.			
E-2 Large retail shop									See Use by Zone Standards at end of table.			
E-3 Service business									See Use by Zone Standards at end of table.			
E-4 Financial establishment									See Use by Zone Standards at end of table.			
E-5 Eating place									See Use by Zone Standards at end of table.			
E-7 Repair shop									See Use by Zone Standards at end of table.			
E-8 Inn									See Use by Zone Standards at end of table.			
E-9 Entertainment									See Use by Zone Standards at end of table.			
E-10 Service station			40%		1	1	200	35	75	75	50	
E-11 Automotive sales			40%		6	6	330	35	100	100	100	See § 115-22E(11)
E-12 Automotive body repair									See Use by Zoning Standards at end of table.			
E-13 Automotive accessories									See Use by Zoning Standards at end of table.			
E-14 Car wash									See Use by Zoning Standards at end of table.			
E-15 Shopping center			40%		10	10	330	35	100	75	50	
E-16 Commercial conversion									See Use by Zoning Standards at end of table.			
E-17 Tavern									See Use by Zoning Standards at end of table.			
E-18 Convenience shopping									See Use by Zoning Standards at end of table.			
E-19 Funeral home									See Use by Zoning Standards at end of table.			
E-20 Veterinary office or clinic									See Use by Zoning Standards at end of table.			
E-21 Farmer's market			20%		2	2	200	16	75	75	75	
E-22 Catering									See Use by Zoning Standards at end of table.			
E-23 Garden supply store									See Use by Zoning Standards at end of table.			
F-1 Utility operating facility									See Use by Zoning Standards at end of table.			
F-2 Emergency service									See Use by Zoning Standards at end of table.			
F-4 Airport or aircraft landing field									Regulated by NJDOT Division of Aeronautics.			
F-5 Wireless telecommunications equipment and facilities									See § 115-22F(5).			Secondary use
G-1 Manufacturing									See Use by Zone Standards at end of table.			

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									Front (feet)	Side (each) (feet)	Rear (feet)	
G-2 Research									See Use by Zone Standards at end of table.			
G-3 Wholesale									See Use by Zone Standards at end of table.			
G-4 Mini storage									See Use by Zone Standards at end of table.			
G-5 Printing									See Use by Zone Standards at end of table.			
G-6 Contracting									See Use by Zone Standards at end of table.			
G-9 Lumberyard									See Use by Zone Standards at end of table.			
G-10 Trades									See Use by Zone Standards at end of table.			
G-11 Fuel storage and distribution									See Use by Zone Standards at end of table.			
G-12 Building material sales and equipment storage yard									See Use by Zone Standards at end of table.			
G-13 Ornamental iron works									See Use by Zone Standards at end of table.			
G-14 Monument works									See Use by Zone Standards at end of table.			
H-1 Home occupation									Accessory use; see § 115-22H(1) for requirements.			
H-2 Residential accessory structure									Accessory use; see § 115-22H(3) for requirements.			
H-2a Accessory residential dwelling unit												
AR Zone			10%		6	6	250	35	75	50	100	
All other zones			10%		3	3	200	35	75	50	100	
H-2b Affordable accessory residential dwelling unit												
AR Zone			10%		6	6	250	35	75	50	100	
All other zones			10%		3	3	200	35	75	50	100	
H-3 Boarding												
AR Zone			10%		6	6	250	35	75	50	100	
All other zones			10%		3	3	200	35	75	50	100	
H-4 Accessory building									See § 115-33C.			
H-5 Outside storage									See § 115-22H(6).			
H-6 Temporary structure									See § 115-36C.			
H-7 Swimming pool									See § 115-22H(8).			
H-8 Accessory retail									See Use by Zone Standards at end of table.			Secondary use
H-9 Dwelling in combination with a business									See Use by Zone Standards at end of table.			
H-10 Recreational vehicles									See § 115-22H(11).			
Use by Zone Standards												
AR Zone			10%		20	10	330	35	75	50	100	Minimum lot circle: 500 feet
VR Zone			10%		3	3	200	35	75	50	100	
VC Zone			10%		3	3	200	35	75	50	100	
IC Zone			40%		6	6	330	45	100	75	50	
LB Zone			40%		6	6	200	35	75	75	100	
I Zone			15%		50	50	500	35	100	100	100	
AB Zone			25%		6	6	200		100	75	100	Height determined by N.J.A.C. 16:62-4

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AP Zone			10%		6	6	200		75	50	100	
H-11 Minor solar or photovoltaic facility or structure	See § 115-22H(12).											

NOTES:

¹ Open lands: See §§ 115-22B(9) and 115-55.3 for open lands standards and design requirements.

² In the lot size averaging subdivision, at least 50% of the lots shall be no less than three (3) acres in area and no greater than four (4) in area, which shall be subject to the following requirements: minimum lot width, 250 feet; maximum building height, 35 feet; minimum yard requirements: front, 75 feet; each side, 35 feet; and rear, 100 feet.

³ Tracts consisting of 20 acres or more are subject to the B-9 Mandatory Lot Size Averaging subdivision standards.