

ZONING ORDINANCE

26 Attachment 2

SCHEDULE OF DISTRICT REGULATIONS
[Adopted by Res. 1-24-79, amended by Ord. No. 1988-3, Ord. No. 2000-3]

Zone or District	Permitted Uses Site Plan Review as provided in the Subdivision and Site Plan Review ordinance is required for all new and expanded uses except agriculture and single family and two family detached buildings, principal and accessory uses. No lot shall have erected upon it more than one principal use. No more than one principal building shall be permitted on a lot except that commercial and industrial complexes may be permitted to have more than one building on a lot in accordance with the zoning district in which it is located.	Maximum-Minimum Building Standards								Minimum Habitable Floor Area (sq. ft.)	Maximum Density	Conditional Uses All uses listed below must be approved in accordance with Section 26-10.5 by the designated approving authority and in accordance with the Subdivision and Site Plan Review Ordinance. All uses must conform to applicable Municipal, County and State health requirements	
		Minimum Lot Size		Maximum-Minimum Yard Depth (feet)				Maximum Height (feet)	Maximum % of Lot Coverage				
		Area	Width (feet)	Front Maximum	Front Minimum	Side Minimum	Rear Minimum						
AC AGRICULTURAL CONSERVATION Purpose; to protect the cultural landscape features and farmland of the Bayside Tract and adjacent areas by limiting and dispersing development opportunities. Note 1 Note 3	In any AC District only the following uses shall be permitted by right: 1. Principal Uses:										Dwellings: 1,050-one story	A density of one building lot per 10 acres of gross tract area shall not be exceeded	The following Conditional Uses are permitted: a.) Private non-profit auditoriums, libraries, museums and other similar cultural uses. b.) Public education and cultural institutions. c.) All building permits in this zone require Planning Board review to be treated as site plan review, to determine compatibility with agricultural uses; however a formal site plan drawing is not required unless the use would otherwise require it under this ordinance.
	a.) Single family dwellings.	6 acres	500	100	40	25	25	35	15	1,500 split level			
	b.) Farm and general purpose agriculture. No poultry or farm animals shall be housed or manure stored within 100 feet of a street or property line.	6 acres	500	-	"	"	"	"	"	1,600 two story			
	c.) Water, forest, and wildlife conservation areas and uses.	6 acres		-	"	"	"	"	"				
	2. Accessory Uses, located on the same lot with a permitted Principal Use: a.) Any use customarily incidental to general purpose agriculture, including roadside stands as specified in Section 26-9.9 and migrant labor housing. b.) Any use customarily incidental to any residential use, including a home as specified in Section 26-9.11 and yard sales as specified in Section 26-9.12. c.) Uses customarily incidental to any other principal use listed above. d.) Signs as specified in Section 26-8.10. e.) Off-street parking and loading facilities as specified in Section 26-8.6 and 26-8.7.	-	-	-	40	20	20	35	05				
R-A RESIDENCE-AGRICULTURE Purpose: to maintain agriculture as the economic and cultural basis of the township Note 2 Note 4	In any R-A District only the following uses shall be permitted by right: 1. Principal Uses:										Dwellings:	A density of one building lot per 6 acres of gross tract area* shall not be exceeded	The following Conditional Uses are permitted: a.) Private non-profit educational institutions and private nursery schools. b.) Private non-profit auditoriums, libraries, museums and other similar cultural uses. c.) Private, non-profit golf, tennis, hunting and sports clubs. d.) Private non-profit cemeteries. e.) Churches, chapels, and parish houses. f.) Private airport.
	a.) Single family.	6 acres	500	-	40*	25*	25*	35	15	1,050 one story			
	b.) Farm and general purpose agriculture. No poultry or farm animals shall be housed or manure stored within 100 feet of a street or property lin.	6 acres	500	-	*Provided that no residential building is placed on a lot having a common boundary with land assessed under the Farmland Assessment Act, unless that dwelling is located at least 100 feet from that common boundary				"	1,500 split level			
	c.) Municipal or County buildings, except correctional institutions, maintenance buildings and storage yards.	"	"	"					"				
	d.) State or Federal Office or Public meeting structures.	"	"	"					"				
	e.) Public Education and Cultural Institutions	"	"	"					"				

GREENWICH CODE

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		Minimum Lot Size			Maximum-Minimum Yard Depth (feet)			Maximum Height (feet)	Maximum % of Lot Coverage	Minimum Habitable Floor Area (sq. ft.)	Maximum Density	All uses listed below must be approved in accordance with Section 26-10.5 by the designated approving authority and in accordance with the Subdivision and Site Plan Review Ordinance. All uses must conform to applicable Municipal, County and State health requirements g.) Animal boarding kennels and animal hospitals as specified in Section 26-9.5. h.) Commercial stables and riding
		Area	Width (feet)	Front Maximum	Front Minimum	Side Minimum	Rear Minimum					
	f.) Public Parks, playgrounds, play fields, swimming areas, and other public recreational buildings and uses.	"	"	"								
	g.) Water, forest and wildlife conservation uses.	"	"	"								
	2. Accessory Uses located on the same lot with a permitted Principal Use:	-	-	-	40	20	20	35	05			
	a.) Any use customarily incidental to general purpose agriculture, including roadside stands as specified in Section 26-9.9 and migrant labor housing. b.) Any use customarily incidental to any residential use, including a home occupation or professional office, as defined in Chapter 24, Article V; swimming pool as specified in Section 26-9.11 and yard sales as specified in Section 26-9.12. c.) Uses customarily incidental to any other principal use listed above. d.) Signs as specified in Section 26-8.10. e.) Off-street parking and loading facilities as specified in Section 26-8.6 and 26-8.7.											
R-1 RESIDENCE Purpose: to designate an adequate amount of land for projected residential needs with minimal loss of farmland and woodlands.	In any R-1 District only the following uses shall be permitted by right: 1. Principal Uses:									Dwellings:	A density of one building lot per 1.5 acres of gross tract area* shall not be exceeded	The following Conditional Uses are permitted: a.) Any use permitted as a conditional Use in R-A Districts, in accordance with the same procedures and standards, except golf, tennis, hunting and sports clubs, cemeteries; animal boarding kennels and animal hospitals; commercial stables and riding academies and private educational institutions. b.) Cluster development residential with at least 4 cluster lots under Section 26-9.1.
	a.) Principal uses permitted by right in an R-A District, as permitted therein.	6 acres	500	-	40	25	25	35	05	1,050 1 story		
	b.) Single family dwellings.	1 acre	100	100	"	20	"	"	20	1,500 split-level		
	c.) Private elementary and high schools and institutions of higher learning.	6 acres	500	-	"	25	"	"	05	1,600 2 story		
	2. Accessory Uses, located on the same lot with a permitted Principal Use: a.) Any use customarily incidental to any Principal Use, including a home occupation or professional office, as defined in Chapter 24, Article V; swimming pool as specified in Section 26-9.11 and yard sales as specified in Section 26-9.12. b.) Signs as specified in Section 26-8.10. c.) Off-street parking and loading facilities as specified in Sections 26-8.6 and 26-8.7	-	-	-	40	40	15	"	10			
HC HISTORIC CONSERVATION	In any HC district only the following uses shall be permitted by right subject to the provisions of Section 26-9.4:									Dwellings:	A density of one building lot per 1	None

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		Minimum Lot Size		Maximum-Minimum Yard Depth (feet)				Maximum Height (feet)	Maximum % of Lot Coverage			
		Area	Width (feet)	Front Maximum	Front Minimum	Side Minimum	Rear Minimum					
Purpose: to maintain the authentic historic village setting as a viable community. Note 3	1. Principal Uses:											
	a.) Single family dwellings.	75 acre	100	100*	*	20	25	35	05	1,050	acre of gross tract area* shall not be exceeded	
	b.) Non-profit cultural facilities and institutions; churches; schools; and essential services.	"	"	-	"	"	"	"	"	1 story		
	2. Accessory Uses, located on the same lot with a permitted Principal Use:	-	-	-	*	15	15	35	10	1,500 split-level	All uses listed below must be approved in accordance with Section 26-10.5 by the designated approving authority and in accordance with the Subdivision and Site Plan Review Ordinance. All uses must conform to applicable Municipal, County and State health requirements	
a.) Any use customarily incidental to any residential use, including a home occupation or professional office, as defined in Chapter 24, Article V; private swimming pool as specified in Section 26-9.11 and yard sales as specified in Section 26-9.12.	*Not greater than the largest setback up to a maximum of 100 ft. and no less than the smallest setback of the closest dwellings to either side of the property.								1,800			
b.) Signs as specified in Section 26-8.10.												
c.) Off-street parking and loading facilities as specified in Section 26-8.6 and 26-8.7.												
CR COMMERCIAL RECREATION Purpose: to designate areas for river-oriented recreational and economic activities.	In any CR district only the following uses shall be permitted by right.										A density of one building lot per 3 acres of gross tract area* shall not be exceeded	The following Conditional Uses are permitted: a.) Public utility and public maintenance yards as specified in Section 26-9.8. b.) Residential unit when incidental to a permitted Principal Use for occupancy by the owner or his employee. c.) Travel trailers as specified in Section 26-9.6.
	1. Principal uses:											
	a.) Marina.	3 acres	-	-	50	25	-	35	- 25			
	b.) Marine services and supplies.	"	"	-	-	-	-	-	- -			
	c.) Seafood dealer.	"	"	-	-	-	-	-	- -			
	d.) Boat building, storage, and repair.	"	"	-	-	-	-	-	- -			
	e.) Public and private recreational facilities and activities including fishing, hunting, boating and membership clubs, provided that the sale of food and beverages is incidental to recreational activity.											
	f.) Restaurant.	"	"	-	-	-	-	-	- -			
2. Accessory Uses:	-	-	-	50	25	-	35	- 10				
a.) Any use customarily incidental to any permitted Principal Uses.												
b.) Signs as specified in Section 26-8.10.												
c.) Off-street parking and loading facilities as specified in Section 26-8.6 and 26-8.7.												
	NOTE: All development must conform to the requirements of the Township's zoning, site plan and subdivision regulations as applicable.											*Major subdivisions shall not includes wetlands in their gross tract areas. Wetlands may be included in the gross tract area of minor subdivisions.

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Zone or District	Permitted Uses	Maximum-Minimum Building Standards							Conditional Uses
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		Area	Width (feet)	Front Maximum	Front Minimum	Side Minimum	Rear Minimum		
PROHIBITED USES IN ALL ZONES									
<p>All uses not expressly permitted in the above lists are prohibited, including but not only by way of limitation, the following: (a.) Electricity Generating Stations and Bulk Electricity Transmission Lines, except where, to the extent authorized by New Jersey Statute, the Board of Public Utilities lawfully and reasonably exercises its power to relieve or exempt such facilities from the requirements of this ordinance, and only to the extent of such specific exemptions; (b.) Open Air commercial amusements; (c.) Topsoil removal; (d.) Fertilizer production and use that will be injurious, hazardous, noxious or offensive to an extent equal to or greater than those here enumerated; (p.) Hotel or motel; (q.) Activities which involve danger of fire, explosion, emission of toxic and noxious matter, radiation or other hazards which create vibrations, smoke or other particulate matter, odorous matter, heat or humidity or unreasonable noise; (r.) No land, building, structure or equipment of any kind shall be used for the temporary or permanent storage or disposal of spend nuclear fuel or radioactive or medical waste material of any kind.</p>									