

ZONING

490 Attachment 2

**NONRESIDENTIAL ZONING
Schedule of District Regulations
TOWNSHIP OF JEFFERSON
[Amended 9-5-2001 by Ord. No. 25-01]**

Zoning District	Minimum Lot Area	Minimum Lot Width (feet)	Setback, Principal Building			Maximum Building Height		Maximum Building Coverage	Maximum Lot Coverage	Maximum Infrastructure Disturbance	Maximum Lot Improvement Disturbance	Maximum Permitted Density
			Minimum Front Yard (feet)	Minimum Side Yard (feet)	Minimum Rear Yard (feet)	(Stories)	(Feet)					
VC	1 acre	N/A	50	10	40	3	45	40%	90%	N/A	N/A	40 units/acre
C-1	10,000 square feet	75	30	10	20	N/A	40	25%	60%	N/A	75%	N/A
C-2	20,000 square feet	100	50	10	40	N/A	40	25%	60%	N/A	75%	N/A
O	80,000 square feet	200	75	50	50	N/A	40	20%	50%	N/A	65%	N/A
IP	3 acres	200	75	50	50	N/A	40	30%	60%	N/A	70%	N/A
BP ¹	100 acres	400	100 ²	100 ²	100 ²	N/A	60 ³	20%	50%	N/A	65%	N/A
Q	100 acres	400	100 ^{2,4}	100 ^{2,4}	100 ^{2,4}	N/A	60 ³	5% or 50,000 square feet	15%	N/A	N/A	N/A
CR	100 acres	400	100 ⁴	70 ⁴	100 ⁴	2½	35	5% or 50,000 square feet	15%	N/A	N/A	N/A

NOTES:

¹ General development plan submitted and approved in accordance with N.J.S.A. 40:55D-45 required, with both a community sewage system and a community water system.

² One hundred fifty feet minimum to collector roads and a one-hundred-foot buffer to a residential zone or use.

³ No building shall exceed 20 feet unless set back from all property lines a distance equal to five times the building height.

⁴ No accessory use or structure shall be located within 75 feet of any residential zone.