

LAND USE

550 Attachment 4

Township of Mount Olive

SCHEDULE OF LIMITATIONS, NONRESIDENTIAL DISTRICTS

[Amended by Ord. No. 5-98; by Ord. No. 7-99; by Ord. No. 40-2000; 5-24-2001; 6-23-2009 by Ord. No. 10-2009; 11-23-2010 by Ord. No. 28-2010; 2-28-2017 by Ord. No. 6-2017; 10-1-2019 by Ord. No. 19-2019; at time of adoption of Code (see Ch. 1, General Provisions, Art. D)]

Minimum Dimensions in Feet						Maximum Requirements			
Principal Structure/Building Setbacks			Accessory Structure/ Building Setbacks						

Zoning District	Min. Lot Area	Lot Width(e)	Lot Depth	Front Yard(a)	Side Yard	Rear Yard	Front Lot Line	Other Lot Line	Principal Building	Bldg. Coverage	Lot Coverage	Bldg./ Struc. Height in Feet	Floor Area Ratio
C-1 Commercial	1 acre	200	150	75	25	20	100	15	10	30%	60%	30	0.4
C-2 Commercial	2 acres	200	250	90	60	50	100	20	20	20%	60%	30	0.3
PB Professional Business	1 acre	200	100	40	25	30	(d)	(d)	(d)	15%	40%	25	0.15
C-LI Commercial/Light Industrial	5 acres	250	250	100	50	50	Same as principal building			NA	60%	45	0.4
CR-3 Commercial/Residential	15,000 Sq. Ft.	60	NA	40	20	40	60	(b)	15	20%	30%	30	NA
C-R3 Commercial/Residential (no sewers)	1 acre	200	150	75	25	20	100	15	10	30%	55%	30	NA
L-I Light Industrial	3 acres	250	250	100	50	50	125	25	25	NA	55%	40	0.3
G-I General Industrial	5 acres	250	250	100	50	50	125	25	25	NA	60%	(c)	0.4
FTZ Foreign Trade Zone	See standards set forth in § 550-103G.												
FTZ-1 Industrial or office	5 acres	250	250	25	25	25	Same as principal structure.			NA	60%	45	NA
Other permitted uses	1 acre	100	150	25	25	25	Same as principal structure.			NA	60%	45	NA
FTZ-2	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	70%	60	NA
FTZ-3 Industrial or office	5 acres	250	250	25	25	25	Same as principal structure.			NA	60%	85	0.3
Other permitted uses	1 acre	100	150	25	25	25	Same as principal structure.			NA	60%	85	0.3
FTZ-4 Offices or hotels	3 acres	250	250	25	NA	NA	Same as principal structure.			NA	70%	185	0.4
Other permitted uses	1 acre	100	150	25	NA	NA	Same as principal structure.			NA	70%	185	0.4
M Mining	See standards set forth in § 550-103H.												
AR Active Recreation	5 acres	250	250	75	25 ^(f)	25	75	25 ^(f)	10	20%	50%	Principal 40 Accessory 15	0.2
Professional/Commercial-2													
Residential dwelling	Lot area and bulk standards of the R-1/Residential Zone District shall apply.												
Nonresidential uses	2 acres	200	250	50	25	25	50	25	10	20%	50%	Principal 30 Accessory 15	0.15
Combe Fill North Redevelopment Overlay Zone	See standards set forth in § 550-103C(8).												

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NA = Not applicable.

- (a) All paved areas, with the exception of driveways providing access to public streets, shall be set back a minimum of 15 feet from all street frontages.
- (b) The minimum setback from the lot line shall equal 1.5 times the height of the accessory structure.

	I	II	III
Min. Lot Area	5 to 49 ac.	50 to 99 ac.	100 acres & above
Max. height	45 feet	60 feet	75 feet
Min. lot width	250 feet	500 feet	1,000 feet
Min. lot depth	250 feet	1,000 feet	2,000 feet

- (c) G-I Standards:
- (d) No accessory use, building or structure shall be located in a front, side or rear yard setback.
- (e) The minimum lot frontage shall be the same as the lot width except that on curved alignments with an outside radius of less than 500 feet, the lot frontage shall not be less than 75% of the required lot width.
- (f) For side yard, 100 feet contiguous to residential zone district or residential dwelling.