

ZONING

225 Attachment 1

Egg Harbor Township

Schedule of Minimum Area, Yard and Building Requirements

[Amended 4-14-1982 by Ord. No. 22-1982; 11-24-1982 by Ord. No. 66-1982; 12-8-1982 by Ord. No. 71-1982; 12-23-1987 by Ord. No. 70-1987; 2-24-1993 by Ord. No. 9-1993; 7-14-1993 by Ord. No. 30-1993; 6-8-1994 by Ord. No. 25-1994; 6-12-2002 by Ord. No. 37-2002; 11-13-2002 by Ord. No. 70-2002; 2-8-2006 by Ord. No. 4-2006; 10-11-2006 by Ord. No. 51-2006; 10-10-2007 by Ord. No. 53-2007; 10-7-2008 by Ord. No. 37-2008; 11-7-2012 by Ord. No. 46-2012; 6-23-2021 by Ord. No. 24-2021; 9-15-2021 by Ord. No. 39-2021]

1	2	3	4			5			6			7	8	9	10	11	12	13	14	15	16	17	18			19			20	
Zone	Minimum Lot Size <sup>b</sup>	Minimum Lot Width	Minimum Required Yard Depths (feet) <sup>a</sup>																											
			Principal Structure												Shed (over 200 square feet but less than 300 square feet)	Maximum Building Height (feet) <sup>e</sup>		Minimum Gross Floor Area (square feet) <sup>d</sup>	Minimum Distance Between Buildings (feet) <sup>e</sup>	Minimum Required Yard Depths (feet) <sup>a</sup>										
			Front Yard (feet)			Rear Yard (feet)			Side Yard (feet)			Accessory Structure (feet)		Shed (under 200 square feet)						Front Yard (feet)			Rear Yard (feet)			Side Yard (feet)				
			State Right-of-Way	County Right-of-Way	Township Right-of-Way	County Right-of-Way	Rear Lot Line	Residential Zone	Side Lot Line	Residential Zone	Rear Yard	Side Yard	Rear Yard	Side Yard						Rear Yard	Side Yard	Principal Structure	Accessory Structure	Maximum Impervious Coverage (percent)	State Right-of-Way	County Right-of-Way	Township Right-of-Way	County Right-of-Way	Rear Lot Line	Residential Zone
RA	100,000	200	—	50	50	100	100	—	20	—	10	10	—	—	—	—	30	15	10%	—	—	—	—	—	—	—	—	—	—	—
CRW	5 acres	125	—	50	50	100	100	100	20	20	10	10	—	—	—	—	30	15	10%	—	—	—	—	—	—	—	—	—	—	—
R-1	40,000	150	—	50	50	50	50	—	15	—	10	10	3	3	5	5	30	15	20%	—	—	—	—	—	—	—	—	—	—	
R-2 <sup>f</sup>	30,000	100	—	25	25	50	50	—	10	—	10	10	3	3	5	5	30	15	25%	—	—	—	—	—	—	—	—	—	—	
R-3 <sup>f</sup>	14,000	100	—	25	25	20	20	—	10	—	10	10	3	3	5	5	30	15	30%	—	—	—	—	—	—	—	—	—	—	
R-4 <sup>f</sup>	10,000	75	—	25	25	20	20	—	10	—	10	10	3	3	5	5	30	15	35%	—	50	—	—	—	—	—	—	—	—	
R-5 <sup>f</sup>	6,000	60	50	25	25	20	20	—	5, 15 agg.	—	5	5	3	3	5	5	30	15	40%	—	50	—	—	—	—	—	—	—	—	
R-5 (Apt) <sup>f</sup>	6,000	60	50	25	25	20	20	—	5, 15 agg.	—	5	5	3	3	—	—	30	15	20%	—	50	—	—	—	—	—	—	—	—	
R-6 <sup>f</sup>	5,000	50	50	—	15	—	10	—	5, 15 agg.	—	5	5	3	3	5	5	30	15	50%	—	—	—	—	—	—	—	—	—	—	
RG-1 <sup>f</sup>	30,000 17,200*	100 100	35 35	25 25	25 25	50 50	25 25	—	10 10	—	10	10	3	3	5	5	30	15	25% 40%	—	—	—	—	—	—	—	—	—	—	
RG-2 <sup>f</sup>	16,000 10,000*	100 75*	35 35	25 25	25 25	50 50	25 25	—	10 10	—	10	10	3	3	5	5	30	15	35%, 45% <sup>g</sup> 35%, 50% <sup>g</sup>	—	—	—	—	—	—	—	—	—	—	
RG-3 <sup>fh</sup>	10,000 6,700*	75 70*	35 35	25 25	25 25 <sup>i</sup>	50 50	25 25	—	10 5, 15 agg.	—	10	10	3	3	5	5	30	15	40% 50%	—	—	—	—	—	—	—	—	—	—	
RG-4 <sup>fh</sup>	7,000 6,500*	70 60*	35 35	25 25	25 <sup>i</sup> 25 <sup>i</sup>	50 50	25 25	—	5, 15 agg.	—	5	5	3	3	5	5	30	15	45% 50% <sup>b</sup>	—	—	—	—	—	—	—	—	—	—	
RG-5 <sup>fh</sup>	6,500 6,500*	60 60*	35 35	25 25	25 <sup>i</sup> 25 <sup>i</sup>	50 50	25 25	—	5, 15 agg.	—	5	5	3	3	5	5	30	15	45% 50% <sup>b</sup>	—	50	—	—	—	—	—	—	—	—	
NB	40,000	100	—	50	50	20	20	25	20	25	j	j	—	—	—	—	30	15	75%	1,500	10	—	15	15	10	25	10	25		
CB	60,000	150	—	50	50	20	20	25	20	25	j	j	—	—	—	—	30	15	70%	1,500	10	—	20	20	15	10	25	10	25	
HB	80,000	200	50	50	50	30	30	35	20	25	j	j	—	—	—	—	45	15	70%	2,500	10	20	20	20	15	10	30	10	30	
SHD	80,000	200	50	50	50	30	30	30	20	20	j	j	—	—	—	—	30	15	70%	2,500	—	20	20	20	20	20	10	20		
RCD	3 acres	300	80	80	80	50	50	50	25	25	j	j	—	—	—	—	45	15	70%	5,000	20	20	20	20	10	50	10	30		
MC	5 acres	300	—	50	50	30	30	30	25	25	j	j	—	—	—	—	30	15	5%	1,500	—	—	20	20	20	10	50	10	30	
M-1	2 acres	150	50	50	50	50	50	50	25	50	j	j	—	—	—	—	70	15	70%	5,000	—	20	20	20	20	10	50	10	30	
R-1	2 acres	150	50	50	50	30	30	30	25	25	j	j	—	—	—	—	45	15	70%	5,000	—	20	20	20	20	10	50	10	30	
GC	40,000	100	50	50	50	20	20	25	20	25	j	j	—	—	—	—	70	15	70%	2,500	10	20	20	20	10	50	10	30		
PO-1	2.5 acres	200	—	50	50	50	50	70	25	60	j	j	—	—	—	—	45	15	70%	5,000	30	—	20	20	20	10	50	10	30	
RP	175 acres	300	—	100	100	50	50	100	30	50	j	j	—	—	—	—	30	15	25%	2,000	—	—	20	20	35	50	50	25	25	

NOTES:

<sup>a</sup> All principal buildings in all zones shall be set back a minimum of 25 feet from bulkheads, except that in the R-6 Zone the setback shall be 10 feet.

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<sup>b</sup> Within the Pinelands Area, no residential dwelling unit shall be located on a parcel of less than 43,560 square feet unless public sewer is provided.

<sup>c</sup> See § 225-65 for permitted modifications.

<sup>d</sup> The minimum habitable floor area for residential districts must comply with the Uniform Construction Code for habitable dwellings.

<sup>e</sup> Applicable to multifamily developments only for residential uses.

<sup>f</sup> The front yard setback for garages shall be 35 feet unless the garage is provided with a side entry; then the minimum front yard setback for the garage shall be the same as the principal setback for the principal structure in the zone.

<sup>g</sup> The first number corresponds to base lot coverage while the second applies when utilizing the cluster provision of § 225-45D(3).

<sup>h</sup> For two-family and single-family attached dwelling units, see the Schedule of Minimum Area, Yard and Building Requirements - Pinelands Residential Areas.

<sup>i</sup> A minimum front yard setback of 20 feet with an average of 25 feet will apply for major subdivision applications.

<sup>j</sup> For accessory structure setbacks, refer to principal structure setbacks for the zone.

\*With Pinelands development credits.