

LAND USE AND DEVELOPMENT

170 Attachment 10

City of Egg Harbor City  
Schedule of District Regulations

[Amended 2-22-1996 by Ord. No. 2-1996; 2-24-2005 by Ord. No. 5-2005; 9-14-2006 by Ord. No. 17-2006; 10-26-2006 by Ord. No. 15-2006; 12-14-2006 by Ord. No. 26-2006; 6-24-2010 by Ord. No. 14-2010; 10-28-2010 by Ord. No. 18-2010; 2-9-2012 by Ord. No. 5-2012; 9-26-2019 by Ord. No. 11-2019; 8-12-2021 by Ord. No. 10-2021]

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	
District	Site Plan Approval		Conditional Uses Allowed by Zoning Ordinance	Density (dwelling unit/acre)	Minimum Lot Dimensions			Minimum Yard Dimensions			Principal Buildings		Accessory Buildings		Maximum Height of Buildings		Maximum Height of Accessory Buildings		Maximum Coverage of Lot by Buildings (percent)	Off-Street Parking and Loading	Land-scaping	Comments
	Principal Uses	Accessory Uses			Area (square feet)	Width (feet)	Depth (feet)	Front (feet)	Side (feet)	Rear (feet)	Front (feet)	Side (feet)	Rear (feet)	Stories	Feet	Stories	Feet					
R-22 Residential	Single-family detached residences Schools Places of worship (See § 170-64) Parks and playgrounds Government buildings	Private garages or accessory buildings Private tennis courts Private pool (See § 170-65) Customary home occupations Professional office for 1 professional (See § 170-66) Residential agriculture (as defined in § 170-17)	Medical complexes nursing home or convalescent center (See § 170-61) Professional office for 1 professional (See § 170-66)		22,500 <sup>1</sup>	150		40	Total 45 (one side 20)	60	NA	10	10	2½	35	1½	15	20%	2/residential use		*Minimum lot area requirements when connected to a sewer system without sewers. Minimum lot areas: 3.2 acres with standard septic 1.0 acre with NJDEP approved alternate septic system	
R-11 Residential	Any principal use permitted in the R-22 Zone	Any accessory use permitted in the R-22 Zone			11,250 <sup>1</sup>	75		30	Total 30 (one side 10)	50	NA	5	5	2½	35	1½	15	20%	2/residential use			
R-9 Residential	Any principal use permitted in the R-22 Zone	Any accessory use permitted in the R-22 Zone			9,000 <sup>1</sup>	60		20	10 (each side)	50	NA	5	5	2½	35	1½	15	30%	2/residential use			
R-6 Residential	Any principal use permitted in the R-22 District	Any accessory use permitted in the R-22 Zone			6,000	40		15	5 (each side)	40	NA	5	5	2½	35	1½	15	30%	2/dwelling unit			
R-3.2C Residential Cluster	Single-family detached residences Schools (See § 170-69) Places of worship (See § 170-64) Single-family cluster developments (See § 170-72) Active adults (See § 170-81.1) Active adult community (See § 170-81.1) Cemetery Public school Parks and playgrounds Government buildings Active recreation areas, including campgrounds (See § 170-81.3)	Private garages or accessory buildings Private tennis courts Private pools (See § 170-65) Customary home occupations Residential agriculture (as defined in § 170-17)			3.2 acres	200		75	Total 110: 1 side = 50	150	100	25	25	2½	35	1½	15	5%	2/dwelling unit			
R-20F Forest Residential	Clustered single-family detached residences (See § 170-97) Agriculture Schools (See § 170-69) Places of worship (See § 170-64) Parks and playgrounds Active recreation areas including campgrounds (See § 170-81.3) Low-intensity recreational facilities (See Note 24) (§ 170-76) Campgrounds (See Note 32) (§ 170-81.3)	Private garages or accessory buildings Private tennis courts Private pools (See § 170-65) Customary home occupations Farm accessory buildings	Nonclustered single-family detached residences (See § 170-97)  Forestry (See § 170-60)	1/20	20 acres <sup>3</sup>	500		200	200 (each side)	300	200	100	100	2½	35	1½	15	1%	2/dwelling unit			
					20 acres	500		200	200 (each side)	300	300	200	200	2½	35	1½	15	1%				

NOTES:

<sup>1</sup> Minimum lot area requirements when connected to a sewer system. Without sewers, minimum lot areas shall be 3.2 acres with standard septic systems and one acre with an alternate design pilot program treatment system. No residential dwelling unit or nonresidential use shall be located on a lot of less than one acre unless served by a centralized wastewater treatment plant or, in the case of residential development, a community on-site wastewater treatment system serving two or more residential dwelling units which meets the standards of § 170-53B(5) or (7), provided that the overall residential density on the parcel does not exceed one dwelling unit per acre.

<sup>3</sup> Lot size requirement for existing lots of record. Developments of two or more units in the R-20F District must be clustered on one-acre lots in accordance with § 170-97.

EGG HARBOR CITY CODE

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22
District	Site Plan Approval		Conditional Uses Allowed by Zoning Ordinance	Maximum Floor Area Ratio	Minimum Lot Dimensions			Minimum Yard Dimensions						Maximum Height of Buildings		Maximum Height of Accessory Buildings		Maximum Coverage of Lot by Buildings (percent)	Off-Street Parking and Loading	Land-scaping	Comments
	Principal Uses	Accessory Uses			Lot Dimensions			Principal Buildings			Accessory Buildings			Stories	Feet	Stories	Feet				
					Area (square feet)	Width (feet)	Depth (feet)	Front (feet)	Side (feet)	Rear (feet)	Front (feet)	Side (feet)	Rear (feet)								
PA Preservation Area	Berry agriculture and horticulture of native plants Low-intensity recreation (See Note 24) Beekeeping (See Note 24) Fish and wildlife management Public service infrastructure (See Note 15) Wetlands management		Forestry (See § 170-60)  Single-family detached residences (See Comment No. 2)		50 acres  3.2 acres	NA  NA	NA  NA	NA  200	NA  50	NA  100	NA  200	NA  50	NA  100	NA  2½	NA  35	NA  1½	NA  15	2%  5%			1. (Reserved) 2. § 170-95B. Berry agriculture and horticulture of native plants must be compatible with the existing soil and water conditions that support berry agriculture.
RC Retail Commercial	Retail stores and service establishments Banks General business and professional offices Personal service establishment Fully enclosed eating and drinking establishments Minor repair operations for television, radio, watches, shoes or appliances Retail shops or stores engaged in limited fabrication of processed goods (See § 170-68) Motion-picture and other theaters Public buildings Quasi-public establishments Single-family detached dwellings <sup>2</sup> Senior housing on the second floor and above Additional uses permitted in the zone are included in the definitions section, § 170-17, under "retail commercial."	Accessory parking lots Off-street loading facilities	Commercial or public parking lots (See § 170-62 for design standards) Class 5 cannabis retailer license	2.0	9,000 <sup>1</sup>	60		0	0 feet or 5 feet if a setback is provided unless building code requires a greater setback in which case the greater dimension shall prevail	50				4	60	2½	35	45%		See § 170-62 for parking and loading requirements	3. See § 170-57 for buffer and landscape requirements. 4. New construction only.
HC Highway Commercial	All principal and accessory uses permitted in the RC District are subject to RC bulk and lot area controls Automotive sales and service establishments (See § 170-55) Design shopping centers (See § 170-57) Additional uses permitted in the zone are included in the definitions section, § 170-17, under "highway commercial."		Automotive service stations (See § 170-56) Fast-food restaurants (See § 170-58) Class 5 cannabis retailer license	2.0	15,000 <sup>1</sup>	100		50	15 (each side)	30				4	60			30%		See § 170-62 for parking and loading requirements	
IND Industrial	Administrative offices Fully enclosed warehouses Light manufacturing facilities Fully enclosed wholesale business establishments Research and design facilities Retail outlet warehouses (See Comment 8) Class 1 cannabis cultivator license Class 2 cannabis manufacturer license Class 3 cannabis wholesaler license Class 4 cannabis distributor license Class 6 cannabis delivery license	Garages for storage of vehicles related to principal use Fully enclosed storage in connection with a permitted use Parking, cafeteria and recreational facilities for employees Appropriate solid waste disposal facilities	Public or commercial parking lots (See § 170-62 for design standards)	0.7	65,000 <sup>1</sup>	200		60	75 (total; 25 one side)	75	75	25	25		35	1½	15	35%		See § 170-62 for parking and loading requirements	8. Provided that the retail outlet does not exceed 25% of the total floor area
IBP Industrial Business Park	Industrial Business Park (See § 170-79)																				

## LAND USE AND DEVELOPMENT

### NOTES:

<sup>1</sup> Minimum lot area requirements when connected to a sewer system. Without sewers, minimum lot areas shall be 3.2 acres with standard septic systems and one acre with an alternate design pilot program treatment system. No residential dwelling unit or nonresidential use shall be located on a lot of less than one acre unless served by a centralized wastewater treatment plant or, in the case of residential development, a community on-site wastewater treatment system serving two or more residential dwelling units which meets the standards of § 170-53B(5) or (7), provided that the overall residential density on the parcel does not exceed one dwelling unit per acre.

<sup>2</sup> On vacant lots or as a continuing use and shall be improved in accordance with the existing R-9 Residential zoning standards.