

DEVELOPMENT REGULATIONS

102 Attachment 1

City of Ventnor City Zoning Ordinance Schedule of District Regulations [Amended 7-5-1990 by Ord. No. 9015]

The written text of the ordinance shall govern any discrepancies with this schedule.

Zones	Permitted Uses		Maximum-Minimum Building Standards							Conditional Use	
			Minimum Lot Size			Minimum Yard Dimensions (feet)			Maximum Height (feet)		Maximum Lot Coverage (percent)
			Area (sq. ft.)	Width (feet)	Depth (feet)	Front	Side	Rear			
R1	Principal Uses		5,750	50	115	15	5	15	35	Building coverage: 35%	Places of worship, hospitals
	1.	Single-family detached dwelling									
	2.	Parks, playgrounds								Lot coverage: 60%	
	3.	Buildings owned or operated by the City of Ventnor									
	4.	Public utility substations per § 102-13A(4)									
	5.	Educational uses per § 102-13A(5)									
	Accessory Uses					15	5	3	Accessory building: 12		
	1.	Private auto garages									
	2.	Private swimming pools					6	6			
	3.	Private utility sheds									
4.	Customary home occupations										
R2	Principal Uses		4,800	60	80	20 on north/south; 15 on east/west	8	15	35	Building coverage: 40%	Same as § 102-13B, subject to Planning Board approval
	1.	Single-family detached dwelling									
	2.	Parks, playgrounds								Lot coverage: 65%	
	3.	Public buildings and public utility substations									
	Accessory Uses					20 on north/south; 15 on east/west	8	3	Accessory building: 12		
	1.	Private auto garages									
	2.	Private swimming pools									
	3.	Private utility sheds									
	4.	Customary home occupations									

VENTNOR CITY CODE

City of Ventnor City Zoning Ordinance
 Schedule of District Regulations
 (Cont'd)

Zones	Permitted Uses		Maximum-Minimum Building Standards						Maximum Lot Coverage (percent)	Conditional Use	
			Minimum Lot Size			Minimum Yard Dimensions (feet)					Maximum Height (feet)
			Area (sq. ft.)	Width (feet)	Depth (feet)	Front	Side	Rear			
R3	Principal Uses										
	1.	Single-family detached dwelling	3,000	50	60	12	5	10	35	Building coverage: 50% Lot coverage: 75%	All conditional uses permitted in the Residential 1 District
	2.	All other principal uses permitted in the Residential 1 District, Article IV, subject to conditions listed therein									
	Accessory Uses										
	1.	Accessory uses permitted in the Residential 1 District				12	5	3	Accessory building: 12		
R4	Principal Uses										
	1.	Single-family detached dwelling	2,312	37	62.5	12	4	10	35	Building coverage: 50% Lot coverage: 75%	All conditional uses permitted in the Residential 1 District
	2.	All other principal uses permitted in the Residential 1 District, Article IV									
	Accessory Uses										
	1.	All accessory uses permitted in the Residential 1 District, Article IV				12	4	10	Accessory building: 12		
R5	Principal Uses										
	1.	Single-family detached dwelling fronting on Victoria Avenue and Little Rock Avenue between Fremont Avenue and Fulton Avenue	5,800	60	97	15	8	15	35	Building coverage: 40% Lot coverage: 65%	All conditional uses permitted in the Residential District, Article IV

DEVELOPMENT REGULATIONS

City of Ventnor City Zoning Ordinance Schedule of District Regulations (Cont'd)

Zones	Permitted Uses	Maximum-Minimum Building Standards								Conditional Use
		Minimum Lot Size			Minimum Yard Dimensions (feet)			Maximum Height (feet)	Maximum Lot Coverage (percent)	
		Area (sq. ft.)	Width (feet)	Depth (feet)	Front	Side	Rear			
	Fronting on Victoria Avenue and Little Rock Avenue and Surrey Avenue between Fulton Avenue and Wellington Avenue	4,800	59	81	15	8	15			
	Fronting on Surrey Avenue between Fremont Avenue and Fulton Avenue	4,800	60	65	15	8	15			
	2. Duplexes									
	Fronting on Victoria Avenue and Little Rock Avenue between Fremont Avenue and Fulton Avenue	6,700	70	80	15	8	15	35		
	Fronting on Victoria Avenue and Little Rock Avenue between Fulton Avenue and Wellington Avenue	6,000	62	80	15	8	15			
	Fronting on Surrey Avenue between Fremont Avenue and Fulton Avenue	6,000	70	80	15	8	15			
	Accessory Uses									
	1. All accessory uses permitted in the Residential 1 District, Article IV				15	8	3	Accessory building: 12		

VENTNOR CITY CODE

City of Ventnor City Zoning Ordinance
 Schedule of District Regulations
 (Cont'd)

Zones	Permitted Uses		Maximum-Minimum Building Standards							Conditional Use		
			Minimum Lot Size			Minimum Yard Dimensions (feet)			Maximum Height (feet)			Maximum Lot Coverage (percent)
			Area (sq. ft.)	Width (feet)	Depth (feet)	Front	Side	Rear				
R6	Principal Uses											
	1.	Single-family detached dwelling	5,930	57	103	15	8	15	35	Building coverage: 40% Lot coverage: 65%	1.	All conditional uses permitted in the Residential District, Article IV
	2.	Duplexes existing at the time this chapter is adopted									2.	Duplexes in Block 276 with bulk and area requirements as stated § 102-53B(2)
	3.	Townhouses existing at the time this chapter is adopted										
R7	Principal Uses											
	1.	Single-family detached dwelling	Existing and new: 2,000	Existing two-family or new: 32	62.5	12	4	12	35	Building coverage: 60% Lot coverage: 75%	1.	All conditional uses permitted in the Residential 1 District, subject to conditions listed in Article IV, § 102-13A
	2.	All other principal uses permitted in the Residential 1 District, subject to conditions listed in Article IV, § 102-13A										
	3.	Two-family dwelling	Existing: 2,000; new: 3,600	New two-family: 50	62.5		4	12				

DEVELOPMENT REGULATIONS

City of Ventnor City Zoning Ordinance Schedule of District Regulations (Cont'd)

Zones	Permitted Uses	Maximum-Minimum Building Standards							Conditional Use		
		Minimum Lot Size			Minimum Yard Dimensions (feet)			Maximum Height (feet)			Maximum Lot Coverage (percent)
		Area (sq. ft.)	Width (feet)	Depth (feet)	Front	Side	Rear				
	Accessory Uses										
	1. Accessory uses and buildings permitted in the Residential 1 District, Article IV, except that customary home occupations shall be limited to detached single-family dwellings				12	Building with more than 3 dwellings: 10	3	Accessory building: 12			
R8	Principal Uses								Building coverage: 45% Lot coverage: 70%		
	1. Single-family detached dwelling	4,800	60	80	20 on north/south; 15 on east/west	8	15	35		1.	All conditional uses permitted in the Resident 1 District
	2. Garden apartments (17 units per acre)	3 acres			20	20	20	35			
	3. Residential clusters (17 units per acre)	3 acres			15	Varied	15	35			
	4. Townhouses (17 units per acre)	3 acres			20	20	20	35			
	5. Attached single-family dwellings (17 units per acre)	5,000	40	200	10	Varied	15	35			
	Additional building standards are provided in § 102-70, Article XI										
	Accessory Uses										
	1. Private auto garage for the exclusive use of building residents	See § 102-70 for individual standards									
	2. Group auto garages, when designed in conjunction with garden apartments and townhouses										

VENTNOR CITY CODE

City of Ventnor City Zoning Ordinance
 Schedule of District Regulations
 (Cont'd)

Zones	Permitted Uses	Maximum-Minimum Building Standards							Maximum Height (feet)	Maximum Lot Coverage (percent)	Conditional Use
		Minimum Lot Size			Minimum Yard Dimensions (feet)						
		Area (sq. ft.)	Width (feet)	Depth (feet)	Front	Side	Rear				
	3. Private swimming pools, provided that they comply with standards set forth in the Residential 1 District, Article IV, § 102-13C(2)										See § 102-70 for individual standards
	4. Group swimming pools in conjunction with garden apartments or residential single-family clusters per Article IV										
	5. Babysitting as a customary home occupation										
R9	Principal Uses									Building coverage: 35% Lot coverage: 60%	All conditional uses permitted in the Residential 1 District
	1. Single-family detached dwelling (same as R1)	5,750	50	115	15	5	15	35			
	2. High-rise apartment buildings existing at the time of the adoption of this chapter										
	3. Townhouses existing at the time of adoption of this chapter										
	Accessory Uses										
	1. Accessory uses existing at the time of the adoption of this chapter as they pertain to high-rise apartment buildings and townhouses				15	5	3	Accessory building: 12			
	2. All accessory uses permitted in the Residential 1 District										

DEVELOPMENT REGULATIONS

City of Ventnor City Zoning Ordinance Schedule of District Regulations (Cont'd)

Zones	Permitted Uses		Maximum-Minimum Building Standards							Conditional Use		
			Minimum Lot Size			Minimum Yard Dimensions (feet)			Maximum Height (feet)			Maximum Lot Coverage (percent)
			Area (sq. ft.)	Width (feet)	Depth (feet)	Front	Side	Rear				
R10	Principal Uses											
	1.	All uses permitted in the Environmental District and subject to controls and conditions of the Environmental District	5,000	50	100	15	8	15	35	Building coverage: 25% Lot coverage: 50%	1.	Senior citizen housing, provided that the conditions stated in § 102-83.2B(1) are met
	2.	Public and quasi-public uses, including libraries, fire stations, parks, golf courses and public utility substations per § 102-83.2A(2)(e)									2.	Neighborhood business retail stores and shops professional offices
											3.	Boat slips, docks and launch facilities as provided in § 102-83.2B(3)
											4.	Hotel and conference center as provided in § 102-83.2B(4)
	Accessory Uses					15	8	3				
R11	Principal Uses											
	1.	Single-family detached dwelling	4,800	60	80	20	8	15		Building coverage: 40% Lot coverage: 65%	The following conditional uses may be authorized by the Planning Board, provided that applications conform to the standards of § 102-83.15B:	
	2.	Townhouses (perimeter of 20 feet)	5 acres			10	20	10	35			

VENTNOR CITY CODE

City of Ventnor City Zoning Ordinance
 Schedule of District Regulations
 (Cont'd)

Zones	Permitted Uses	Maximum-Minimum Building Standards									Conditional Use	
		Minimum Lot Size			Minimum Yard Dimensions (feet)			Maximum Height (feet)	Maximum Lot Coverage (percent)			
		Area (sq. ft.)	Width (feet)	Depth (feet)	Front	Side	Rear					
	3. Condominium apartments (perimeter of 20 feet)	5 acres			10	20	10	35	Lot coverage: 60%	1.	Parks, playgrounds and other recreational uses	
										2.	Public utility substation	
	Accessory Uses											
	1. Private auto garages for the exclusive use of building residents as provided in § 102-83.15C(1)				20	8	3					
	2. Private swimming pools intended for use of dwelling unit residents as provided in § 102-83.15C(2)											
CC	City Commercial											
	1. One-family detached dwelling	3,000	40	75	Average of block	4	3	35	Lot coverage: 60%			
	2. Retail stores and shops; fully enclosed restaurants and tearooms; barbershops and beauty parlors; banking establishments; painting and decorating shops; florist shops; professional offices; funeral parlors					When 2 dwellings are accessory to business, side shall be 6						
	3. Single-level parking facilities intended exclusively for the use of City Commercial District patrons									1.	All conditional uses permitted in the Residential 1 District	

DEVELOPMENT REGULATIONS

City of Ventnor City Zoning Ordinance Schedule of District Regulations (Cont'd)

Zones	Permitted Uses	Maximum-Minimum Building Standards									Conditional Use	
		Minimum Lot Size			Minimum Yard Dimensions (feet)			Maximum Height (feet)	Maximum Lot Coverage (percent)			
		Area (sq. ft.)	Width (feet)	Depth (feet)	Front	Side	Rear					
	4. Automobile service stations existing prior to the adoption of this chapter										2.	Drive-in banks, subject site plan review
	5. Public buildings, public utility service substations and educational uses permitted in the Residential 1 District, Article IV, § 102-13											
	Accessory Uses											
	1. Any accessory use and building reasonably and customarily incident to any of the principal uses permitted, provided that it does not create conditions detrimental to the health, safety or general welfare of the community											

VENTNOR CITY CODE

City of Ventnor City Zoning Ordinance
 Schedule of District Regulations
 (Cont'd)

Zones	Permitted Uses	Maximum-Minimum Building Standards								Conditional Use
		Minimum Lot Size			Minimum Yard Dimensions (feet)			Maximum Height (feet)	Maximum Lot Coverage (percent)	
		Area (sq. ft.)	Width (feet)	Depth (feet)	Front	Side	Rear			
MU	Mixed Use Development									
	Principal Uses									
	1. Professional offices shall be permitted in a structure fronting on Ventnor Avenue; such offices may include doctors (but at no time shall any clinic be included), planners, architects, engineers, surveyors, real estate, insurance brokers, stock brokerage firms and similar governmental licensed professions and occupants; banks may be permitted where their primary purpose is office support services	2 acres	200	200	20			48	Building coverage: 35% Lot coverage: 60%	None
	2. Multifamily housing shall be permitted in any structure fronting on east/westbound streets									
DC	Design Commercial									
	Principal Uses									
	1. All principal uses permitted in the City Commercial District as outlined in Article XIII A									1. Restaurants
	2. Banks									2. Dry-cleaning establishments
	3. Laundry pickup facilities, provided that no actual cleaning is conducted on the premises									

DEVELOPMENT REGULATIONS

City of Ventnor City Zoning Ordinance
 Schedule of District Regulations
 (Cont'd)

Zones	Permitted Uses	Maximum-Minimum Building Standards								Conditional Use
		Minimum Lot Size			Minimum Yard Dimensions (feet)			Maximum Height (feet)	Maximum Lot Coverage (percent)	
		Area (sq. ft.)	Width (feet)	Depth (feet)	Front	Side	Rear			
	4. Fully enclosed motion-picture theaters									
	5. Parks, playgrounds and other publicly operated recreational uses, subject to the requirements outlined in Article IV, § 102-13									
	6. Public utility substations subject to requirements outlined in Article IV, § 102-13									
	Design centers	5 acres	200	200	75	35	35	35	Lot coverage: 30%	
	Automobile sales and service	3 acres	200	200	75	35	35	35		
	Accessory Uses									
	1. Appropriate facilities for placement of trash and garbage and collection and removal thereof, provided that the facility is completely enclosed and that such structures meet the approval of the Board of Health									
MC	Marina Commercial									
	Principal Uses									
	1. Marina and marine service facilities	21,780 (1/2 acre)	150	100	15	10 from bulkhead	10	35	Building coverage: 40%	None
	2. Water-oriented service establishments								Lot coverage: 65%	

VENTNOR CITY CODE

City of Ventnor City Zoning Ordinance
 Schedule of District Regulations
 (Cont'd)

Zones	Permitted Uses	Maximum-Minimum Building Standards								Conditional Use
		Minimum Lot Size			Minimum Yard Dimensions (feet)			Maximum Height (feet)	Maximum Lot Coverage (percent)	
		Area (sq. ft.)	Width (feet)	Depth (feet)	Front	Side	Rear			
ED	Environmental District		None							None
	Principal Uses									
	1. Public recreational uses associated with the natural environment and not requiring the construction of any structures, streets or parking									
	2. Public wildlife preserves designed for passive recreation									
	3. Dams, culverts and bridges with appropriate state, federal and local approvals									
	4. Utility transmission lines subject to Planning Board approval									