

ZONING

85 Attachment 6

Figure 5-1: Clearance and Open Space Standards
[Amended 6-27-2024, effective 7-10-2024]

(This table shows total overall development project site clearance and requirement for open space including lots, roads, drainage and other improvements.)

Zoning Lot Size¹	Maximum Overall Development Project Site Clearance²	Minimum Open Space Requirement²
10,000 square feet residential (1/4 acre)	90%	10%
15,000 square feet residential (1/3 acre)	70%	30%
20,000 square feet residential (1/2 acre)	60%	40%
30,000 square feet residential (2/3 acre)	58%	42%
40,000 square feet residential (1 acre)	53%	47%
60,000 square feet residential (1.5 acres)	46%	54%
80,000 square feet residential (2 acres)	35%	65%
120,000 square feet residential (3 acres)	30%	70%
160,000 through 200,000+ square feet residential (4 - 5+ acres) The total amount of disturbance of natural vegetation shall not exceed the clearance percentage, except on flagpole lots where the area of the pole shall be exempt from the total lot area and the total amount of clearing permitted.	25%	75%
Other defined residential zoning lot size	Interpolate from entries above	Interpolate from entries above
All other zoning categories, including those categories without defined zoning lot sizes and parcels owned by the state or a public corporation	60%	40%

Notes:

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- ¹ These entries are the minimum lot sizes required by zoning as of June 28, 1995, or the date the parcel is added to the Central Pine Barrens if later or the current zoning, whichever is more protective of the environment by minimizing clearing or maximizing open space, not the size of the subject parcels.
- ² In calculating the percentage of land cleared and the percentage of open space to be retained, the preserved areas in a development should preferably be native vegetation. These are maximum clearance standards and minimum open space standards, and more restrictive standards may be imposed during the review by the Commission, involved agency, or local municipality due to consideration of other standards, especially those addressing preservation of rare or endangered species, or unique flora or vegetation.