

LAND USE AND DEVELOPMENT REGULATIONS

30 Attachment 1

City of Millville

SCHEDULE OF DISTRICT REGULATIONS

[Amended 9-6-2005 by Ord. No. 34-2005; 3-7-2006 by Ord. No. 8-2006; 10-17-2006 by Ord. No. 33-2006; 1-16-2007 by Ord. No. 1-2007; 4-3-2007 by Ord. No. 6-2007; 10-2-2007 by Ord. No. 34-2007; 7-1-2008 by Ord. No. 16-2008; 8-3-2010 by Ord. No. 14-2010; 6-15-2021 by Ord. No. 20-2021; 8-2-2023 by Ord. No. 19-2023]

LDR - Low Density Residential

Permitted Uses	Minimum Lot Size			Minimum Lot Depth (feet)	Minimum Yard			Maximum	
	Area (square feet)	Frontage			Front (feet)	Rear (feet)	Side (feet)	Height (feet)	Coverage
		Interior (feet)	Corner (feet)						
Site plan review as per § 30-42 is required for all new or expanded uses.									
In any LDR District, only the following uses shall be permitted by right:									
(1) Principal uses:									
(a) Single-family detached dwelling	2 acres	200	200	400	75	75	40	35	25%
(b) Agriculture	5 acres	200	200	200	50	50	50	35	10%
(c) Farm with farmstead	5 acres	200	200	200	50	50	50	35	10%
(d) Forestry and wildlife conservation areas	5 acres	200	200	200	50	50	50	35	10%
(e) Passive recreational use	10,000 square feet	80	100	100	25	35	10	35	30%
(2) Accessory uses located on the same lot with and intended for use in conjunction with a permitted principal use:									
(a) A building, structure or use customarily incidental and subordinate to the principal use of land or buildings, and located on the same lot with such principal use or building					NP	30	20	20	Included in maximum lot coverage

NOTES:

NP - Not a permitted location for an accessory structure.

LAND USE AND DEVELOPMENT REGULATIONS

City of Millville

**SCHEDULE OF DISTRICT REGULATIONS
MDR - Medium Density Residential**

Permitted Uses	Minimum Lot Size			Minimum Lot Depth (feet)	Minimum Yard			Maximum	
	Area (square feet)	Frontage			Front (feet)	Rear (feet)	Side (feet)	Height (feet)	Coverage
		Interior (feet)	Corner (feet)						
Site plan review as per § 30-42 is required for all new or expanded uses.									
In the MDR-Medium Density Residential District, only the following uses shall be permitted by right:									
(1) Principal uses:									
(a) Single-family detached dwelling	10,000	80	100	100	25	35	10	35	30%
(b) Parks, playgrounds, playfields and other similar facilities	22,000	100	120	100	25	20	20	35	30%
(2) Accessory uses located on the same lot with and intended for use in conjunction with a permitted principal use:									
(a) A building, structure or use customarily incidental and subordinate to the principal use of land or buildings, and located on the same lot with such principal use or building					NP	10	10	20	Included in maximum lot coverage

NOTES:

NP - Not a permitted location for an accessory structure.

LAND USE AND DEVELOPMENT REGULATIONS

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HDR - High Density Residential District

Permitted Uses	Minimum Lot Size			Minimum Lot Depth (feet)	Minimum Yard			Maximum	
	Area (square feet)	Frontage			Front (feet)	Rear (feet)	Side (feet)	Height (feet)	Coverage
		Interior (feet)	Corner (feet)						
Site plan review as per § 30-42 is required for all new or expanded uses.									
In any HDR District, only the following uses shall be permitted by right:									
(1) Principal uses:									
(a) Single-family detached dwelling	5,000	50	60	100	25	35	8	35	30%
(b) Duplex dwelling as per § 30-200	7,500	75	80	100	25	35	10	35	45%
(c) Semidetached dwelling (two half-doubles) as per § 30-200	9,000	90	100	100	25	35	8 ¹	35	45%
(d) Townhouses	2,000	20	40	100	25	25	25 ¹	35	60%
(e) Multifamily dwellings as per § 30-209	-	200	250	100	25	35	25 ¹	35	50%
(f) Garden apartments as per § 30-194A	-	-	-	-	-	-	-	-	-
(g) Parks, playgrounds, playfields and other similar facilities	22,000	100	120	100	25	20	20	35	30%
(2) Accessory uses:									
(a) A building, structure or use customarily incidental and subordinate to the principal use of land or buildings, and located on the same lot with such principal use or building					NP	5 ²	5 ²	15	15%

NOTES:

¹ 0 feet with a common wall. As shown for end units.

² 10 feet for swimming pools.

NP - Not a permitted location for an accessory structure.

LAND USE AND DEVELOPMENT REGULATIONS

City of Millville

SCHEDULE OF DISTRICT REGULATIONS
MFR - Multi-Family Residential District

Permitted Uses	Minimum Lot Size			Minimum Lot Depth (feet)	Minimum Yard			Maximum	
	Area (square feet)	Frontage			Front (feet)	Rear (feet)	Side (feet)	Height (feet)	Coverage
		Interior (feet)	Corner (feet)						
Site plan review as per § 30-42 is required for all new or expanded uses.									
In any MFR District, only the following uses shall be permitted by right:									
(1) Principal uses:									
(a) Duplex dwelling as per § 30-200	7,500	75	80	100	25	35	10	35	45%
(b) Semidetached dwelling (two "half-doubles") as per § 30-200	9,000	90	100	100	25	35	8 ¹	35	45%
(c) Townhouses	2,000	20	40	100	25	25	25 ¹	35	60%
(d) Multifamily dwellings as per § 30-209		200	250	100	25	35	25 ¹	35	50%
(e) Garden apartments as per § 30-194A	-	-	-	-	-	-	-	-	-
(f) Mid-rise apartments as per § 30-194B	-	-	-	-	-	-	-	-	-
(g) High rise apartments as per § 30-194C	-	-	-	-	-	-	-	-	-
(h) Parks, playgrounds, playfields and other similar facilities	22,000	100	120	100	25	20	20	35	30%
(2) Accessory uses located on the same lot with and intended for use in conjunction with a permitted principal use:									
(a) A building, structure or use customarily incidental and subordinate to the principal use of land or buildings, and located on the same lot with such principal use or building					25	5 ²	5 ²	15	Included in maximum lot coverage

NOTES:

¹ 0 feet with a common wall. As shown for end units.

² 10 feet for swimming pools.

LAND USE AND DEVELOPMENT REGULATIONS

City of Millville

SCHEDULE OF DISTRICT REGULATIONS
MHD - Mobile Home Residential District

Permitted Uses	Minimum Lot Size			Minimum Lot Depth (feet)	Minimum Yard			Maximum	
	Area (square feet)	Frontage			Front (feet)	Rear (feet)	Side (feet)	Height (feet)	Coverage
		Interior (feet)	Corner (feet)						
Site plan review as per § 30-42 is required for all new or expanded uses.									
In the MHR District, only the following uses shall be permitted by right:									
(1) Principal uses:									
(a) Mobile home or mobile home parks (courts) as per § 30-117.7 and as shown in this schedule	5,000	50	60	100	25	35	8	35	45%
(b) Parks, playgrounds, playfields and other similar facilities	22,000	100	120	100	25	20	20	35	30%
(2) Accessory uses:									
(a) A building, structure or use customarily incidental and subordinate to the principal use of land or buildings, and located on the same lot with such principal use or building					25	5 ¹	5 ¹	15	Included in maximum lot coverage

NOTES:

¹ 10 feet for swimming pools.

LAND USE AND DEVELOPMENT REGULATIONS

City of Millville

SCHEDULE OF DISTRICT REGULATIONS
LLR - Laurel Lake Residential District

Permitted Uses	Minimum Lot Size			Minimum Lot Depth (feet)	Minimum Yard			Maximum	
	Area (square feet)	Frontage			Front (feet)	Rear (feet)	Side (feet)	Height (feet)	Coverage
		Interior (feet)	Corner (feet)						
Site plan review as per § 30-42 is required for all new or expanded uses.									
In any LLR District, only the following uses shall be permitted by right:									
(1) Principal uses:									
(a) Single-family detached dwelling	10,000	80	100	100	25	35	10	35	30%
(b) Public educational or cultural facilities, including museums and libraries	1 acre	200	200	150	50	45	40	35	45%
(c) Funeral homes	15,000	100	120	100	25	20	20	35	75%
(d) Parks, playgrounds, playfields and other similar facilities	22,000	100	120	100	25	20	20	35	30%
(2) Accessory uses:									
(a) A building, structure or use customarily incidental and subordinate to the principal use of land or buildings, and located on the same lot with such principal use or building						5 ¹	5 ¹	20	Included in permitted lot coverage

NOTES:

¹ 10 feet for swimming pools.

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City of Millville

SCHEDULE OF DISTRICT REGULATIONS
LMU - Lakeshore Mixed Use District

Permitted Uses	Minimum Lot Size			Minimum Lot Depth (feet)	Minimum Yard			Maximum	
	Area (square feet)	Lot Frontage			Front (feet)	Rear (feet)	Side (feet)	Height (feet)	Coverage
		Interior (feet)	Corner (feet)						
Site plan review as per § 30-42 is required for all new or expanded uses.									
In the LMU District, only the following uses shall be permitted by right.									
(1) Planned mixed use development in accordance with a general development plan that may consist of the following permitted principal uses:	Due to the unique nature, location, environmental sensitivity, and singular ownership of the land within the LMU District, the area shall be developed in accordance with a general development plan using guidelines from the various planned development types for principal and accessory uses from the chapter.								
(a) Single-family detached dwellings	-	-	-	-	-	-	-	-	-
(b) Townhouse	-	-	-	-	-	-	-	-	-
(c) Offices	-	-	-	-	-	-	-	-	-
(d) Retail uses	-	-	-	-	-	-	-	-	-
(e) Service uses	-	-	-	-	-	-	-	-	-
(f) Continuing care retirement community	-	-	-	-	-	-	-	-	-
(g) Government building	-	-	-	-	-	-	-	-	-
(h) Retail uses	-	-	-	-	-	-	-	-	-
(i) Service uses	-	-	-	-	-	-	-	-	-
(j) Forestry and wildlife conservation areas or uses	-	-	-	-	-	-	-	-	-
(k) Parks, playgrounds, playfields and similar recreation facilities	-	-	-	-	-	-	-	-	-
(l) Educational facilities	-	-	-	-	-	-	-	-	-
(2) A building, structure or use customarily incidental and subordinate to the principal use of land or buildings, and located on the same lot with such principal use or building	-	-	-	-	-	-	-	-	-

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SCHEDULE OF DISTRICT REGULATIONS

DC - Downtown Commercial

Permitted Uses	Minimum Lot Size			Minimum Lot Depth (feet)	Minimum Yard			Maximum	
	Area (square feet)	Frontage			Front (feet)	Rear (feet)	Side (feet)	Height (feet)	Coverage
		Interior (feet)	Corner (feet)						
Site plan review as per § 30-42 is required for all new or expanded uses									
In the DC-Downtown Commercial District, only the following uses shall be permitted by right:									
(1) Principal uses:									
(a) Municipal offices, fire stations, community meeting facilities, post offices and similar governmental uses	22,000	100	120	150	25	25	20	55	95%
(b) Libraries, museums, educational and cultural facilities	22,000	100	120	150	25	25	20	40	80%
(c) Banks, savings and loan association, fiduciary, real estate, insurance, post, professional or business offices	2,000	20	20	-	-	10	10 ¹	55	100%
(d) Food services, including neighborhood bakeries, cafes, coffee shops, grocery stores, restaurants, taverns and similar uses	2,000	20	20	-	-	10	10 ¹	35	100%
(e) Retail uses, including artist and artisan galleries and supply shops, bookstores, florists, hardware stores and specialty retail stores	2,000	20	20	-	-	10	10 ¹	55	100%
(f) Personal service shops and offices	2,000	20	20	-	-	10	10 ¹	55	100%
(g) Indoor theaters	2,000	20	20	-	-	10	10 ¹	40	100%
(h) Artist studios, art performance space and galleries	2,000	20	20	-	-	10	10 ¹	55	100%
(i) Live/work units that combine a residence on the 2nd floor and the resident's workplace or studio on the 1st floor	2,000	20	20	-	-	10	10 ¹	55	100%
(j) Room accommodations, including bed-and-breakfast establishments, small hotels or inns not exceeding 25 rooms	22,000	100	120	150	25	25	20	40	80%
(k) Parking facilities, both public and private as per § 30-137	2,500	30	40	50	-	-	10 ¹	35	100%
(l) Transit shelter for buses, rail and taxis	2,000	20	20	-	-	10	10 ¹	35	100%
(m) Pocket parks, playgrounds, passive open space and natural areas	2,000	20	20	-	-	10	10 ¹	55	100%

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Permitted Uses	Minimum Lot Size								
	Area (square feet)	Lot Frontage		Minimum Lot Depth (feet)	Minimum Yard (feet)			Maximum	
		Interior (feet)	Corner (feet)		Front (feet)	Rear (feet)	Side (feet)	Height (feet)	Coverage
Site Plan review as per § 30-42 is required for all new or expanded uses									
(2) Accessory uses:									
(a) A building, structure or use customarily incidental and subordinate to the principal use of land or buildings, and located on the same lot with such principal use or building	-	-	-	-	NP	10	10	35	Included in maximum lot coverage

NOTES:

- ¹ Only required when adjacent to a residential zone.
- NP Not a permitted location for an accessory structure.

LAND USE AND DEVELOPMENT REGULATIONS

City of Millville

SCHEDULE OF DISTRICT REGULATIONS

NC - Neighborhood Commercial District

[Amended 8-19-2025 by Ord. No. 22-2025]

Permitted Uses	Minimum Lot Size			Minimum Lot Depth (feet)	Minimum Yard			Maximum	
	Area (square feet)	Frontage			Front (feet)	Rear (feet)	Side (feet)	Height (feet)	Coverage
		Interior (feet)	Corner (feet)						
Site plan review as per § 30-42 is required for all new or expanded uses.									
In any NC District, only the following uses shall be permitted by right:									
(1) Principal uses:									
(a) Convenience retail and service stores	9,000	75	90	100	15	20	10	35	75%
(b) Restaurants	9,000	75	90	100	15	20	10	35	75%
(c) Offices	9,000	75	90	100	15	20	10	35	75%
(2) Accessory uses:									
(a) A building, structure or use customarily incidental and subordinate to the principal use of land or buildings and located on the same lot with such principal use or buildings					NP	10	15	15	Included in maximum lot coverage
(3) Conditional uses:									
(a) Class 5 cannabis retailer	9,000	75	90	100	15	20	10	35	75%

NOTES:

NP - Not a permitted location for an accessory structure.

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SCHEDULE OF DISTRICT REGULATIONS

HC – Highway Commercial District

[Amended 8-19-2025 by Ord. No. 22-2025]

Permitted Uses	Minimum Lot Size			Minimum Lot Depth (feet)	Minimum Yard			Maximum	
	Area (square feet)	Frontage			Front (feet)	Rear (feet)	Side (feet)	Height (feet)	Coverage
Interior (feet)		Corner (feet)							
Site Plan review as per § 30-42 is required for all new or expanded uses									
In any HC Highway Commercial District, only the following uses shall be permitted by right:									
(1) Principal uses:									
(a) Retail stores and shops	1 acre	200	200	150	35	20	20	35	75%
(b) Personal service shops and offices	1 acre	200	200	150	35	20	20	35	75%
(c) Restaurant, fast food and other prepared food outlet	1 acre	200	200	150	35	20	20	35	75%
(d) Indoor or outdoor recreational uses such as theaters, auditoriums, arenas, and indoor commercial recreation such as gyms, fitness centers, bowling alleys, skating rinks, tennis and racquetball courts, and miniature golf	2 acres	200	200	400	75	50	50	35	65%
(e) Banks, savings and loan associations, financial, insurance, real estate, offices	1 acre	200	200	150	35	20	20	35	70%
(f) Supermarkets, variety, hardware, major appliance, furniture and department stores	1 acre	200	200	150	35	20	20	35	90%
(g) Garden and nursery centers	1 acre	200	200	150	35	20	20	35	60%
(h) Commercial printing plants and offices	1 acre	200	200	150	35	20	20	35	75%
(i) Lumberyards	1 acre	200	200	150	35	20	20	35	90%
(j) Hotels and motels as per § 30-208	2 acre	200	200	300	35	20	20	35	75%
(k) Minor appliance, office machinery, camera and photographic supplies, sales and service	1 acre	200	200	150	35	20	20	35	90%
(l) Parking facilities, both public and private as per § 30-137	1/2 acre	200	200	150	35	20	20	35	75%
(m) Sales and service of cars, trucks, boats, heavy equipment and recreational vehicles	1 acre	200	200	150	40	30	30	35	80%
(n) Gasoline service stations, automotive repair, garage and car wash as per § 30-202	1 acre	200	200	150	40	20	20	35	80%
(o) Funeral home	1 acre	100	120	100	40	20	20	35	75%
(p) Urgent care clinic	1 acre	200	200	150	35	20	20	35	75%
(q) Municipal buildings and similar governmental uses	1 acre	200	200	150	35	20	20	35	75%
(2) Accessory uses:									

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Permitted Uses	Minimum Lot Size			Minimum Lot Depth (feet)	Minimum Yard			Maximum	
	Area (square feet)	Frontage			Front (feet)	Rear (feet)	Side (feet)	Height (feet)	Coverage
Interior (feet)		Corner (feet)							
Site Plan review as per § 30-42 is required for all new or expanded uses					NP	20	20	35	Included in maximum lot coverage
(a) A building, structure or use customarily incidental and subordinate to the principal use of land or buildings, and located on the same lot with such principal use or building									
(3) Conditional uses:									
(a) Class 5 cannabis retailer	1 acre	200	200	150	35	20	20	35	75%

NOTES:

NP - Not Permitted

LAND USE AND DEVELOPMENT REGULATIONS

City of Millville

SCHEDULE OF DISTRICT REGULATIONS

RC - Regional Commercial District

[Amended 8-19-2025 by Ord. No. 22-2025]

Permitted Uses	Minimum Lot Size			Minimum Lot Depth (feet)	Minimum Yard			Maximum	
	Area (square feet)	Frontage			Front (feet)	Rear (feet)	Side (feet)	Height (feet)	Coverage
Interior (feet)		Corner (feet)							
Site Plan review as per § 30-42 is required for all new or expanded uses									
In any RC Regional Commercial District, only the following uses shall be permitted by right:									
(1) Principal uses:									
(a) Planned commercial development as per Article XXI	-	-	-	-	-	-	-	-	-
(2) Accessory uses:									
(a) A building, structure or use customarily incidental and subordinate to the principal use of land or buildings, and located on the same lot with such principal use or building	-	-	-	-	-	-	-	-	-
(3) Conditional uses:									
(a) Class 5 cannabis retailer	-	-	-	-	-	-	-	-	-

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City of Millville

SCHEDULE OF DISTRICT REGULATIONS

AE - Airport Enterprise District

[Amended 6-18-2024 by Ord. No. 26-2024; 8-19-2025 by Ord. No. 22-2025]

Permitted Uses	Minimum Lot Size			Minimum Lot Depth (feet)	Minimum Yard			Maximum	
	Area (square feet)	Frontage			Front (feet)	Rear (feet)	Side (feet)	Height (feet)	Coverage
		Interior (feet)	Corner (feet)						
Site plan review as per § 30-42 is required for all new or expanded uses.									
In any AE-Airport Enterprise District, only the following uses shall be permitted by right:									
(1) Principal uses:									
(a) General manufacturing	50,000	100	130	100	30	25	25	75	75%
(b) Pharmaceutical and cosmetic manufacturing, packaging and assembly	20,000	100	120	100	30	25	25	75	75%
(c) Plastic injection mold manufacturing, assembly and product distribution	20,000	100	120	100	30	25	25	75	75%
(d) The manufacture, assembly, or distribution of solar or energy products	20,000	100	120	100	30	25	25	75	75%
(e) Light manufacturing, assembly, packaging, and distribution	20,000	100	120	100	30	25	25	75	75%
(f) Scientific, medical, technology or specialized laboratory and research development facilities	20,000	100	120	100	30	25	25	75	75%
(g) Wholesale establishments	20,000	100	120	100	30	25	25	75	75%
(h) Warehousing, or storage facilities and distribution facilities, including refrigerated facilities	20,000	100	120	100	30	25	25	75	75%
(i) Transportation depots, yards and maintenance for rail, truck, bus and motor freight stations	20,000	100	120	100	30	25	25	75	75%
(j) State-licensed cannabis cultivator (Class 1), cannabis manufacturer (Class 2), cannabis wholesaler (Class 3), and cannabis distributor (Class 4)	20,000	100	120	100	30	25	25	75	75%
(k) Airports and related facilities	20,000	100	120	100	30	25	25	35	75%
(l) Air transportation facilities including shelter, terminals, supply and repair of aircrafts, and related passenger facilities	20,000	100	120	100	30	25	25	35	75%
(m) Motels and hotels as per § 30-208	2 acres	200	200	200	35	30	30	35	75%
(n) Restaurants and convenience stores primarily for the use and to meet the needs of air passengers and uses in this district	1 acre	200	200	150	35	30	30	35	75%
(o) Microbreweries and distilleries in accordance with state license requirements	1 acre	200	200	150	35	30	30	35	75%
(p) Agricultural uses in existence prior to December 31, 2022	5 acres	200	300	400	75	50	40	35	20%

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Permitted Uses	Minimum Lot Size			Minimum Lot Depth (feet)	Minimum Yard			Maximum	
	Area (square feet)	Frontage			Front (feet)	Rear (feet)	Side (feet)	Height (feet)	Coverage
Interior (feet)		Corner (feet)							
Site plan review as per § 30-42 is required for all new or expanded uses.									
(q) Class 6 cannabis retailer	20,000	100	120	100	30	25	25	35	75%
(2) Accessory uses:									
(a) A building, structure or use customarily incidental and subordinate to the principal use of land or buildings, and located on the same lot with such principal use or building					30	20	20	35	Included in maximum lot coverage
(b) Single-family dwellings as an accessory use to agricultural uses in existence prior to December 31, 2022; single-family accessory uses may be added after December 31, 2022, according to the Schedule of Bulk Requirements in this table	5 acres	300	300	500	100	100	40	35	Included in maximum lot coverage

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SCHEDULE OF DISTRICT REGULATIONS

BE - Business Enterprise District

[Amended 8-19-2025 by Ord. No. 22-2025]

Permitted Uses Site plan review as per § 30-42 is required for all new or expanded uses.	Minimum Lot Size			Minimum Lot Depth (feet)	Minimum Yard			Maximum	
	Area (square feet)	Frontage			Front (feet)	Rear (feet)	Side (feet)	Height (feet)	Coverage
		Interior (feet)	Corner (feet)						
In any BE-Business Enterprise District, only the following uses shall be permitted by right:									
(1) Principal uses:									
(a) General manufacturing, assembly and packaging of products including but not limited to glass, plastic, paper, leather, metals or stones, electric and electronic equipment, instruments, appliances, and machines	22,000	100	120	100	30	20	20	75	75%
(b) Pharmaceutical and cosmetic manufacturing, packaging and assembly	22,000	100	120	100	30	20	20	75	75%
(c) Plastic injection mold manufacturing, assembly and product distribution	22,000	100	120	100	30	20	20	75	75%
(d) The manufacture, assembly, or distribution of solar or energy products	22,000	100	120	100	30	20	20	75	75%
(e) Light manufacturing, assembly, packaging, and distribution	22,000	100	120	100	30	20	20	75	75%
(f) Scientific, medical, technology or specialized laboratory and research development facilities	22,000	100	120	100	30	20	20	75	75%
(g) Wholesale establishments	22,000	100	120	100	30	20	20	75	75%
(h) Warehousing, or storage facilities and distribution facilities, including refrigerated facilities	22,000	100	120	100	30	20	20	75	75%
(i) Transportation depots, yards and maintenance for rail, truck, bus and motor freight stations	2 acres	400	400	225	100	100	100	75	75%
(j) Gasoline service stations, automotive repair garages	20,000	100	120	100	30	20	20	35	75%
(k) Heavy equipment sales and service	20,000	100	120	100	30	20	20	35	75%
(l) Restaurants/cafes	1 acre	200	200	150	35	20	20	35	75%

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Permitted Uses	Minimum Lot Size			Minimum Lot Depth (feet)	Minimum Yard			Maximum	
	Area (square feet)	Frontage			Front (feet)	Rear (feet)	Side (feet)	Height (feet)	Coverage
		Interior (feet)	Corner (feet)						
(m) Incubator or multi-use facilities for manufacturing, research and development, distribution, and business and professional offices such as finance, technology, insurance, medical, energy, education or government	20,000	100	120	100	30	20	2	75	75%
(n) Services such as pest control, landscaping, janitorial, cleaning or site work	20,000	100	120	100	30	20	20	35	75%
(o) State-licensed cannabis cultivator (Class 1), cannabis manufacturer (Class 2), cannabis wholesaler (Class 3), and cannabis distributor (Class 4)	20,000	100	120	100	30	20	20	75	75%
(p) Class 6 cannabis delivery	22,000	100	120	100	30	20	20	35	75%
(2) Accessory uses located on the same lot with and intended for use in conjunction with a permitted use:									
(a) Uses or structures customarily incidental to any permitted principal use, including carports, garages, sheds, storage buildings and outdoor barbeque structures					NP	20	20	20	Included in the 75% total

NOTES:

NP - Not Permitted

LAND USE AND DEVELOPMENT REGULATIONS

City of Millville

SCHEDULE OF DISTRICT REGULATIONS
ME - Motorsports Enterprise District

Permitted Uses	Minimum Lot Size			Minimum Lot Depth (feet)	Minimum Yard			Maximum	
	Area (square feet)	Frontage			Front (feet)	Rear (feet)	Side (feet)	Height (feet)	Coverage
Interior (feet)		Corner (feet)							
Site plan review as per § 30-42 is required for all new or expanded uses									
In any ME Motorsports Enterprise District, only the following uses shall be permitted by right:									
(1) Principal uses:									
(a) Motorsports entertainment uses as per § 30-117.16D(1)(a) subject to the requirements of § 30-117.16A to D	-	-	-	-	-	-	-	-	-
(2) Accessory uses:									
(a) A building, structure or use customarily incidental and subordinate to the principal use of land or buildings, and located on the same lot with such principal use or building. Examples of permitted accessory uses are identified in § 30-117.16D(1)(b) subject to the requirements of § 30-117.16A to D	-	-	-	-	-	-	-	-	-

LAND USE AND DEVELOPMENT REGULATIONS

City of Millville

**SCHEDULE OF DISTRICT REGULATIONS
FP - Farmland Production District**

Permitted Use	Minimum Lot Size			Minimum Lot Depth (feet)	Minimum Yard			Maximum	
	Area (square feet)	Frontage			Front (feet)	Rear (feet)	Side (feet)	Height (feet)	Coverage
Interior (feet)		Corner (feet)							
Site plan review as per § 30-42 is required for all new or expanded uses									
In any FP District, only the following uses shall be permitted by right:									
(1) Principal uses:									
(a) Agriculture	5 acres	200	300	400	75	50	40	35	20%
(b) Farm with farmstead	6 acres	300	300	500	75	100	40	35	10%
(c) Single-family detached dwelling	5 acres	300	300	500	100	100	40	35	10%
(e) Forestry and wildlife conservation areas or uses	6 acres	300	300	500	50	50	50	25	5%
(2) Accessory uses:									
(a) Any building, structure or use customarily incidental and subordinate to the principal use of land or buildings, and located on the same lot with such principal use or building					NP	50	50	35	Included in permitted lot coverage

NOTES:

NP - Not Permitted

LAND USE AND DEVELOPMENT REGULATIONS

City of Millville

SCHEDULE OF DISTRICT REGULATIONS
OS - Open Space District

Permitted Uses	Minimum Lot Size			Minimum Lot Depth (feet)	Minimum Yard			Maximum	
	Area (square feet)	Frontage			Front (feet)	Rear (feet)	Side (feet)	Height (feet)	Coverage
		Interior (feet)	Corner (feet)						
Site plan review as per § 30-42 is required for all new or expanded uses									
In any OS - District, only the following uses shall be permitted by right:									
(1) Permitted uses:									
(a) Conservation activities	5 acres	300	300	600	100	100	60	35	10%
(b) Passive recreational uses including pedestrian, equestrian, and unmotorized bicycle trails, provided that there is minimal disruption of wildlife habitat and minimal clearing. Shooting ranges are not permitted	5 acres	300	300	600	100	100	60	35	10%
(c) Hunting and conservation lodge, limited to 10,000 square feet of floor area	5 acres	300	300	600	100	100	60	35	10%
(d) Nurseries and forestry and reforestation uses with approved management plans	5 acres	300	300	600	100	100	60	35	10%
(e) Rural infill single-family detached dwelling as per § 30-117.18B(5)	5 acres	300	300	600	100	100	60	35	10%
(f) Site or route location, construction, or enlargement of:	-	-	-	-	-	-	-	-	-
[1] Public utility transmission lines	-	-	-	-	-	-	-	-	-
[2] Publicly provided access sites, roads, bridges only with appropriate review and approval of permits required by federal, state, and local agencies including but not limited to the BPU and the NJDEP	-	-	-	-	-	-	-	-	-
(g) Maintenance and repair usual and necessary for the continuance of an existing use	-	-	-	-	-	-	-	35	10%
(2) Accessory uses:									
(a) A building, structure or use customarily incidental and subordinate to the principal use of land or buildings, and located on the same lot with such principal use or building	-	-	-		NP	100	60	15	Included in maximum lot coverage

NOTES:

NP - Not Permitted.

LAND USE AND DEVELOPMENT REGULATIONS

City of Millville

**SCHEDULE OF DISTRICT REGULATIONS
I - Institutional District**

Permitted Uses	Minimum Lot Size			Minimum Lot Depth (feet)	Minimum Yard			Maximum	
	Area (square feet)	Frontage			Front (feet)	Rear (feet)	Side (feet)	Height (feet)	Lot Coverage
Interior (feet)		Corner (feet)							
Site plan review as per § 30-42 is required for all new or expanded uses.									
In any INST District, only the following uses shall be permitted by right:									
(1) Permitted uses:									
(a) Municipal-, county- or state-owned or operated building, structure or land	-	-	-	-	-	-	-	-	-
(b) Public or private school or college	-	-	-	-	-	-	-	-	-
(c) Religious building, house of worship, church, parish house, rectory	-	-	-	-	-	-	-	-	-
(d) Cultural center	-	-	-	-	-	-	-	-	-
(e) Charitable organization	-	-	-	-	-	-	-	-	-
(f) Library	-	-	-	-	-	-	-	-	-
(g) Hospital	-	-	-	-	-	-	-	-	-
(h) Community center	-	-	-	-	-	-	-	-	-
(2) Accessory uses:									
(a) A building, structure or use customarily incidental and subordinate to the principal use of land or buildings, and located on the same lot with such principal use or building	-	-	-	-	-	-	-	-	-

NOTES:

Bulk standards and requirements for institutional uses will be governed by the individual requirements of the use and the approving authority.