

LAND USE

35 Attachment 4

**Schedule 2: (See Article XII)**  
**MOUNT LAUREL COMPLIANCE OVERLAY ZONE DISTRICTS**  
**PERMITTED USE LIST**  
**(Section 35-118)**  
**P = Permitted by right**  
**C = Permitted as conditional use**

Use	R-100 PRRC Zone	R-100T Zone	MLC/R-150/50 Zone	MLC/W Zone	MLC/L Zone	MLC/RMF Zone	NPO Zone
Dwelling, Single-Family Detached	P	P	P	P	P	P	
Dwelling, Single-Family Attached				P	P	P	
Dwelling, Twin		P		P	P	P	
Dwelling, Duplex							
Structure, Multiple Dwelling				P		P	
Home Occupation	P	P	P	P	P	P	
Home Professional Office	P	P					
Public Buildings and Uses	P	P		P	P	P	
Public and Private Schools							
Essential Services	P	P	P	P	P	P	
Public Utilities	C	C	C			C	
Marinas				P			
PRRC's							
Community Residences	P						
Nursery School, Day Care	C	C	C	C	C	C	
Professional Office							P

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Schedule 3: MOUNT LAUREL COMPLIANCE OVERLAY ZONE DISTRICTS SCHEDULE OF REQUIREMENTS

Zone District	R-100 PRRC	R-100T	MLC/R-150/50	MLC/W	MLC/L	MLC/RMF	NPO
Minimum Tract Frontage (Feet)	500	500	100	—	400	400	150
Setbacks (Principal)							
Minimum Front (Feet)	—	25	25	30 from property line of tract; 25 between structures	30 from property line of tract; 25 between structures	50	50
Minimum Rear (Feet)	—	30	25		50	40	
Minimum Side (Feet)	—	10	5			50	15
Both Sides (Feet)	—	10	15			100	40
Setbacks (Accessory)							
Minimum Rear (Feet)	—	5	5	25	25	25	25
Minimum Side (Feet)	—	5	5	25	25	25	25
Maximum Tract Coverage	40%	35%	40%	35%	35%	35%	35%
Maximum Building and Structure Height (Feet)	35	35	35	35	35	35	35
Maximum Impervious Tract Coverage	65%	45%	65%	60%	60%	60%	60%
Maximum Gross Density (UPA)	4.0	9.0	5.0	0.5	2.5	6.0	
Maximum Net Density (UPA)	8.0	9.0	8.0	4.0	10.0	10.0	
Setback From Tract Boundary (Feet)	—	—	—	30 20 to water	30 20 to water	50	
Minimum Tract Size (Acres)	100	—	25	30	40	40	
Minimum Floor Area (Square Feet) 1/2/3/ Bedrooms	800/900/1,000	600/750/900	800/900/1,000	750/1,000/1,150	750/1,000/1,150	700/800/1,000	4,500
Minimum Tract Open Space	20%	—	20%	—	—	20%	
Required Parking Per Unit	1 1/2	2	2	2	2	2	
Maximum Units Per Structure	—	2	—	8	8	12	
Setback from Interior Parking/Roads (Feet)	20	—	—	10	10	10	

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**Schedule 4: MOUNT LAUREL COMPLIANCE OVERLAY ZONE DISTRICTS  
STANDARDS FOR DWELLING UNIT TYPES  
R-100 PRRC, MLC/W, MLC/L AND MLC/RMF ZONES**

<b>Type of Dwelling Unit</b>	<b>Single-Family Detached</b>	<b>Single-Family Attached</b>	<b>TWIN</b>	<b>Multi-Family</b>
Minimum Lot Area (Square Feet)	4,000	—	5,000	—
Minimum Lot Frontage (Feet)	45	—	50	—
Setbacks:				
Minimum Front (Feet)	20	—	25	—
Minimum Rear (Feet)	25	—	30	—
Minimum Side (Feet) (One/Both)	5/15	—	30	—
Minimum Street (Feet)	—	20	—	10
Maximum Lot Coverage	50%	—	40%	—
Maximum Building and Structure Height (Feet)	35	35	35	35
Required Parking Per Unit*	2.0	2.0	2.0	2.0
Building Separations:				
Front to Front (Feet)	—	50	—	50
Side to Side (Feet)	—	25	—	25
Side to Front (Feet)	—	50	—	50
Rear to Rear (Feet)	—	50	—	50

\* 1.5 in R-100 PRRC

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Schedule 5: STREET CLASSIFICATION SYSTEM AND DESIGN REQUIREMENTS

Street Type	R.O.W. Width (feet)	Cartway Width (feet)	Sidewalks Required	Curbs Required	Cul-De-Sac Radii (feet)
Minor Residential Street	N/A	24 <sup>1</sup>	N.R. <sup>2</sup>	N.R. <sup>3</sup>	40 Outside 15 Inside
Residential Access Street	40		1 Side <sup>4</sup>	Each Side	50 R.O.W. 40 Outside
Parking 1 Side		28			
Parking 2 Side			36		
Residential Sub-Collector			Each Side	Each Side	50 R.O.W.
Parking 1 Side	40	28			40 Outside
Parking 2 Side	50	36			15 Inside
Residential Collector <sup>5</sup>			Each Side	Each Side <sup>6</sup>	N.A.
Without Median	50	30			
With Median	56 Plus Medium	18 Each Direction			

NOTES:

N.R. = Not Required

N.A. = Not Applicable

- <sup>1</sup> On-street parking is prohibited on Minor Residential Access Streets. No Parking signs shall be posted by the developer. The signage plan shall be reviewed and approved by the Township Traffic Safety Bureau.
- <sup>2</sup> An alternate comprehensive pedestrian walkway system shall be provided throughout the development. The walkway system shall be designed to provide a pedestrian circulation pattern between buildings and to accomplish maximum utilization of open space and amenity areas by making the same accessible to all units within the development. The alternate comprehensive pedestrian walkway system shall have a minimum width of 4 feet, shall be of a location and surface type approved by the Board and shall be constructed to standards approved by the Township Engineer.
- <sup>3</sup> Where curbing is not required some form of edge definition and stabilization shall be furnished for safety reasons and to prevent pavement unraveling. Curbing may be required for: a) storm water management, b) road stabilization, c) to delineate parking areas, d) 10-foot on each side of drainage inlets, e) at intersections, f) at corners, and g) at radii of 5 feet or less.
- <sup>4</sup> Where parking is permitted on 1 street side the opposite street side shall be properly signed “No Parking” and the signage shall be posted by the developer. The signage plan shall be reviewed and approved by the Township Traffic Safety Bureau.
- <sup>5</sup> On-street parking is prohibited on all Residential Collector Streets.
- <sup>6</sup> Where a grassed, planted, landscaped or naturally vegetated medium is proposed in conjunction with a Residential Collector Street, the median strip need not be curbed. Provided that, where curbing is not required some form of edge definition and stabilization shall be furnished for safety reasons and to prevent pavement unraveling. Curbing may be required for: a) storm water management, b) road stabilization, c) to delineate parking areas, d) 10-foot on each side of drainage inlets, e) at intersections, f) at corners, and g) at radii of 5 feet or less.

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**Schedule 6: BERKELEY TOWNSHIP AFFORDABLE HOUSING SCHEDULE**

Affordable Housing Site	Description of Area	Gross Land Area of Sites <sup>1</sup>	Estimated Net Land Area <sup>2</sup>	Maximum Number of Units		Affordable Housing Obligation <sup>3</sup>
				Permitted Without Transfer	Permitted With Transfer	
AH-1 (R-100 PRRC)	Age restricted units north of Veeder Lane	253.9	130.0	545	No transfer permitted	136
AH-2 (MLC/W)	Luxury condominium units on land south of Bayview to Barnegat Bay	51.3	13.6	25	No transfer permitted	6
AH-3 (MLC/W)	Luxury condominium units on land in area bounded by Allen Road, Bayview Avenue and the Bay	36.2	6.8	20	No transfer permitted	6
AH-4 (MLC/L),	Luxury condominium/townhouse units on land on west side of Bayview and south of the main lagoon serving Berkeley Shores (the Landing)	43.4	11.0	66	90	16-22
AH-5 (MLC/RMF)	Multi-family units on land north of Sloop Creek Road to the east-west lagoon	49.7	30.0	180	250	45-62
AH-6 (NPO)	Parcels located on corner of Veeder Lane and Bayview Avenue	3.2	2.3	20,000 square feet of professional office development		
AH-7 (MLC/L)	Multi-family units on land located between railroad line and Bayview Avenue and bordered by the area extending from approximately 100 feet east of Elberon Avenue	107.4	15.0	50	50	12
	<b>TOTALS</b>	<b>545.1</b>	<b>208.7</b>	<b>935</b>	<b>935</b>	<b>234</b>

<sup>1</sup> Gross land area is defined as the approximate total acreage of the tract.

<sup>2</sup> Estimated net land area is defined as “gross area less wetlands, pre-existing open water and any area required to be dedicated for the widening of pre-existing public streets.” The net land area figures provided in Schedule are approximate figures. Should the actual net land areas be less, the maximum number of units shall be governed by ordinance, but in no event shall the number of affordable units exceed 234.

<sup>3</sup> The developer shall provide up to 234 low and moderate income housing units as set forth in the June 6, 1991 Settlement Agreement. The Township shall facilitate the provisions of affordable housing in accordance with the Agreement.

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