

ZONING

185 Attachment 2

SCHEDULE B Bulk and Area Requirements for Zone Districts Township of Dennis Zoning [Amended 7-15-13 by Ord. No. 2013-03]

Zone	Use	Minimum Lot Area	Maximum Residential Density	Minimum Lot Width	Minimum Lot Depth	Minimum Building Setbacks [1]			Build-to-Line: Front Yard		Maximum Building Coverage	Maximum Impervious Coverage	Maximum Building Height	Minimum Open Space
						Side Yard	Front Yard	Rear Yard	Primary Street	Secondary Street				
R-3 [10]	Single-Family	Conventional	3 ac	0.33 du/ac	150'	300'	35'	100'	100'		10%	15%	30' / 2.5 stories	
		Lot Averaging	60,000 s.f.	0.33 du/ac	175'	250'	30'	75'	75'		10%	15%	30' / 2.5 stories	
		Cluster [3]	40,000 s.f.	0.33 du/ac	100'	200'	25'	50'	50'		20% [2]	35% [2]	30' / 2.5 stories	50%
	Church / Cemetery	60,000 s.f.		200'	200'	50'	50'	50'		10%	30%	55'		
R-10 [10]	Single-Family	Conventional	10 ac	0.10 du/ac	200'	400'	50'	100'	100'		5%	7%	30' / 2.5 stories	
		Cluster [4]	60,000 s.f.	0.10 du/ac	125'	250'	30'	75'	75'		10% [2]	25% [2]	30' / 2.5 stories	70%
	Church / Cemetery	60,000 s.f.		200'	200'	50'	50'	50'		10%	30%	55'		
C	Conservation/Single-Family	25 ac	0.04 du/ac	400'	600'	50'	100'	100'			2%	3%	30' / 2.5 stories	
VR [11]	Single-Family / Church	35,000 s.f.		100'	200'	30'	-	70'	Varies [9]	30' min.	10%	60%	30' / 2.5 stories	
OVR [11]	Single-Family	35,000 s.f.		100'	200'	30'	-	70'	40'	40'	35%	60%	30' / 2.5 stories	
VC [11]	Mixed-Use	35,000 s.f.		100'	200'	20'	-	55'	0' min. - 8' max.	0' min. - 4' max.	35%	60%	30' / 2.5 stories	
OVCR [11]	Multi-Family [5]	1 ac [6]	2 du/ac	150' [7]	275' [8]	35'	-	80'	25'	25'	35%	60%	30' / 2.5 stories	10' min. buffer from all non-street property lines
OVC [11]	Mixed-Use	1 ac	2 du/ac	150'	200'	30'	-	55'	0' min. - 8' max.	0' min. - 4' max.	35%	60%	30' / 2.5 stories	
OVCC [11]	Mixed-Use	1 ac	3 du/ac	150'	200'	30'	-	55'	0' min. - 8' max.	0' min. - 4' max.	35%	60%	30' / 2.5 stories	
CR [11]	Single-Family	35,000 s.f.		100'	200'	30'	-	70'	40'	40'	35%	60%	30' / 2.5 stories	
CVR [11]	Multi-Family [5]	1 ac [6]	2 du/ac	150' [7]	275' [8]	35'	-	80'	25'	25'	35%	60%	30' / 2.5 stories	10' min. buffer from all non-street property lines
CVC [11]	Mixed-Use	1 ac	2 du/ac	150'	200'	30'	-	55'	0' min. - 8' max.	0' min. - 4' max.	35%	60%	30' / 2.5 stories	
B	Commercial	60,000 s.f.		150'	200'	25'	75'	50'			35%	50%	30'	
M [12]	Marina	5 ac		200'	400'	50'	70'	70'			25%	50%	40'	
PV	Single-Family / Church	3.2 ac		100'	250'	15'	200'	50'			5%		30'	
PR	Single-Family / Church	5 ac	0.20 du/ac	150'	200'	30'	200'	75'			3%		30' / 55'	
	Single-Family Cluster	3.2 ac	0.20 du/ac	100'	150'	30'	200'	60'			5%		30'	
PF8	See Schedule A													
PF25	See Schedule A													
Cape May Tributaries and Bays East Overlay Zone				See Section §185-74. Of the Zoning Code for the applicable standards.										

DENNIS CODE

BULK CHART NOTES FOR SCHEDULE B:

- [1] It should be noted that the VR, OVR, VC, OVCR, OVC, OVCC, CR, CVR and CVC Zones also have encroachment setbacks. Refer to Zone Standards within the chapter text for these requirements.
- [2] Maximum lot coverage and impervious coverage shall be related to individual lots within cluster developments.
- [3] Cluster standards - Provide lot yield qualifying plan; min. contiguous uplands = 15Ksf/lot; min. lot size 1 acre; max. lot size 6 acres; open space deed restricted and dedicated to public entity or home owners association.
- [4] Cluster standards - Provide lot yield qualifying plan; min. contiguous uplands = 15Ksf/lot; min. lot size 1.5 acres; max. lot size 6 acres; open space deed restricted and dedicated to public entity or home owners association.
- [5] The OVCR and CVR Zone assumes that there is sewer or a package treatment plant. Where no sewer/package treatment plant exists, the OVR Zone bulk standards and permitted uses shall be followed.
- [6] This is the minimum **tract** size.
- [7] This is the minimum **tract** width.
- [8] This is the minimum **tract** depth.
- [9] Front (primary street) build-to-line is an average of the front yard setbacks of homes within 200 feet of property.
- [10] Density cluster is recommended for the R-10 and R-3 Zones.
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- [11] Refer to Zone Standards within the chapter text for additional bulk requirements.
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- [12] Intent herein is that the easterly section of Lot 4, Block 274 should be considered to encompass a minimum of 5 acres within the Marina Zone.
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