

ZONING

20 Attachment 1

TOWNSHIP OF UPPER

SCHEDULE A
RESIDENTIAL DISTRICTS

PERMITTED PRINCIPAL(P), CONDITIONAL (CU) AND ACCESSORY (A) USES
(Subsection 20-4.1)

[Ord. No. 008-2011; amended 10-28-2019 by Ord. No. 016-2019]

Uses	R	R2	AR	C	RR	PV	RD	F3	F10	F25	RP	RPPV	TR	MH	AHGR
	Center Residential	Moderate Density Residential	Agriculture and Rural Density Residential	Conservation	Resort Residential	Pinelands Village	Rural Development	Rural Density Forest	Low Density Forest	Forest Conservation	Recreation and Park	Recreation and Park Pinelands Village	Tuckahoe Riverfront	Mobile Home	Affordable Housing Group Home
Farms on a minimum 5 acre lot		P	P	P			P	P	P	P	P	P	P		
Detached dwelling units	P	P	P	P	P	P	P	P	P	P			P		
Conservation residential cluster (See subsection 20-6.2)			P	P			P	P	P	P					
Adult retirement community (See subsection 20-6.4)	CU														
Public playgrounds, conservation areas, parks and public purpose uses (For F3, F10 and F25 Districts, see Note #2)	P	P	P	P	P	P	P	P	P	P	P	P	P		
Mobile home developments (See subsection 20-4.17)														P	
Privately licensed facilities for developmentally disabled															P
Detached dwelling units on lots of at least 5 acres. (See Note #1)				P											
Public and private elementary or high schools not operated for profit. (For F3, F10 and F25 Districts also see Note #2)	P	P	P	P		P	P	P	P	P					
Houses of worship and/or cemeteries (For F3, F10 and F25 Districts, see Note #2)	P	P	P	P	P	P	P	P	P	P			P		

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Marinas and boat yards and boat mooring basins including such ancillary services as boating repair and sale of motor boat fuel	CU	CU	CU	P											
Swimming pools											P	P			
Indoor commercial recreation facilities											P	P			
Equestrian centers and trails											P	P			
Golf courses (See subsection 20-6.4)		CU	CU				CU				CU	CU			
Forestry								P	P	P					
Miniature golf and golf driving ranges											CU	CU			
Athletic fields, tennis courts, basketball courts, hockey rinks, skate parks											P	P			
Recreation - community centers											P	P			
Community residences for the developmentally disabled and community shelters for victims of domestic violence	CU	CU	CU	C U	CU	CU	CU	C U	CU	CU					CU
Adult retirement communities (See subsection 20-6.4)	CU														
Public utility uses (See subsection 20-6.4)	CU	CU	CU		CU	CU							CU	CU	CU
Primitive campgrounds				C U											
Boat mooring slips, catwalks, piers, docks, landings or observation decks on waterfront lots (See Note #3)	A	A	A	A	A										
Private residential swimming pools (See subsection 20-5.11)	A	A	A	A		A	A	A	A	A			A	A	

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Private residential tool sheds with a maximum 10 feet height (See Note #3)	A	A	A	A	A	A	A	A	A	A			A	A	A
Travel trailers and campers (See Note #4)	A	A	A	A	A	A	A	A	A	A				A	
Off-street parking and private garages (See subsection 20-5.7)	A	A	A		A	A	A	A	A	A				A	A
Detached garages not exceeding a maximum 20 feet height	A	A	A	A	A	A	A	A	A	A			A	A	
Signs (See subsection 20-5.10)	A	A	A	A	A	A	A	A	A	A	A	A		A	A
Fences and walls (See subsection 20-5.3)	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A
Residential agriculture	A	A	A	A		A	A	A	A	A			A		
Home occupation			A			A	A	A	A	A					
Temporary construction trailers (See Note #5)	A	A	A	A											
Trailers for temporary dwelling (See Note #6)			A	A			A	A	A	A					
Garages and storage buildings											A	A			A
Bicycle (nonmotorized) and jogging paths											A	A			A
Gazebos (See Note #7)	A	A	A	A	A	A	A	A	A	A	A	A	A		A
Portable tents (See subsection 20-5.1)	A	A	A	A		A	A	A	A	A			A		

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Schedule A Notes

- 1 Detached dwelling units on lots of at least 5 acres, provided that:
 - (a) The dwelling unit will be the applicant's principal place of residence;
 - (b) The applicant has not developed a dwelling unit under this subsection within the previous 5 years; and
 - (c) The applicant can demonstrate a cultural or social link to the Township's Conservation Zone under the following tests:
 - (1) The parcel of land on which the dwelling is to be located was owned by the applicant or a member of his immediate family on January 30, 1986, and
 - (2) The applicant is a member of a 2-generation extended family that has resided in the Township for at least 10 years.
- 2 Provided such uses will not generate subsidiary development, have adequate public service infrastructure available and are primarily designed to serve the needs of the Forest Zones.
- 3 Greenhouses, bathhouses, and playhouses are permitted.
- 4 Trailers to be parked or stored in the rear and side yards only. Their dimensions shall not be counted in determining the total building coverage and shall not be used for temporary or permanent living quarters while situated on a lot. Tractor trailers are not permitted.
- 5 Temporary construction trailers and 1 sign not exceeding 32 square feet advertising the prime contractor, subcontractors, architect, financing institution, or similar data for the period of construction beginning with the issuance of a construction permit and concluding with issuance of a Certificate of Occupancy, or 1 year, whichever is less, provided said trailer(s) and sign are on the site where construction is taking place and set back at least 15 feet from the street and lot lines. Temporary construction trailers may not be located on the street or on right-of-way unless application is made to the Construction Official, who may, for exceptional reasons, grant a temporary permit for the location of such construction trailer on the street or road right-of-way, which permit shall be effective for a period of 90 days and be renewed for good cause shown, for an additional period of 90 days. Within the "M" Mining District, the sign may not exceed 100 square feet.
- 6 Trailer For Temporary Dwelling. A mobile home owned by the property owner, occupied by the owner for 1 year during the construction of a single-family residence on the same lot. Before occupancy owner must obtain a Certificate of Compliance from the Cape May County Health Department and a Certificate of Occupancy from the Upper Township Construction Department.
- 7 Gazebos shall not exceed 10 feet in height.