

ZONING

20 Attachment 3

Township of Upper

SCHEDULE C - Revised March 9, 2020

AREA AND YARD REQUIREMENTS FOR ZONE DISTRICTS

[Ord. #002-2013; Ord. #004-2015 § 3; Ord. No. 011-2018; amended 5-26-2020 by Ord. No. 005-2020; 11-28-2022 by Ord. No. 026-2022]

Zoning District	Minimum Lot Area (square feet)	Minimum Lot Frontage (feet)	Minimum Lot Width (feet)	Minimum Lot Depth (feet)	Principal Building					Accessory Building							
					Minimum Yards (feet)			Height ¹ (feet)	Maximum Building Coverage	Maximum Impervious Lot Coverage	Tree Preservation (%)	Landscape Buffer ¹¹ (feet)	Minimum Yard (feet)		Distance to Other Building (feet)	Maximum Building Coverage	
					Front	Side (one/both)	Rear						Side (one/both)	Rear			
Residential Zones																	
AR	Agriculture and Rural Density Residential	120,000	200	200	300	80	50/100	100	35	3%	5%	70%	40	25/50	50	20	1.0%
	House of worship and cemeteries	120,000	200	200	200	50	50/50	50	55	5%	10%	50%	25	15/30	15	15	2.5%
	9-hole golf courses	50 acres	600	600	1,000	200	200/400	200	35	1%	10%	35%	20	50/100	50	20	0.1%
	18-hole golf courses	200 acres	600	600	1,000	200	200/400	200	35	1%	10%	35%	20	50/100	50	20	0.1%
R	Center Residential	40,000	140	140	175	50	25/50	50	35	10%	30%	35%	10	15/30	15	15	5.0%
	House of worship and cemeteries	60,000	200	200	200	50	50/50	50	55	10%	30%	35%	10	15/30	15	15	5.0%
R2	Moderate Density Residential	40,000	140	140	175	50	25/50	50	35	8%	20%	35%	10	15/30	15	15	4.0%
	House of worship and cemeteries	60,000	200	200	200	50	50/50	50	55	10%	30%	35%	10	15/30	15	15	5.0%
	9-hole golf courses	50 acres	600	600	1,000	200	200/400	200	35	1%	10%	35%	20	50/100	50	20	0.1%
	18-hole golf courses	200 acres	600	600	1,000	200	200/400	200	35	1%	10%	35%	20	50/100	50	20	0.1%
RR	Resort Residential	4,000	40	40	100	15	14	30	35	27%	45%	0%	0	6/6	10	10	2.5%
	Houses of worship	6,000	50	50	100	15	8/8	30	55	20%	50%	0%	0	8/8	10	10	5.0%
TR	Tuckahoe Riverfront	2 acres	150	150	250	50	35/70	50	35	3%	5%	50%	25	35/70	50	20	1.5%
MH	Mobile Home	20 acres	200	200	400	75	7/150	75	35	35%	70%	25%	50	15/30	50	15	5.0%
AHGR	Affordable Housing Group Home	5 acres	200	200	400	100	60/120	60	45	30%	40%	25%	35	15/30	50	15	5.0%
C	Conservation	10 acres	400	400	400	(4) 200	50/50	70	35	1.5%	3%	70%	25	40/40	40	20	0.5%
PV	Pinelands Village	1 acre	120	120	150	(2) 70	25/50	50	35	6%	10%	50%	10	15/30	15	15	5.0%
RD	Rural Development	3.75 acres	150	150	300	200 ⁴	30/60	70	35	5%	10%	50%	10	30/30	30	15	2.0%
	House of worship and cemeteries	60,000	200	200	200	50	50/50	50	55	5%	10%	50%	25	15/30	15	15	2.0%
	9-hole golf courses	50 acres	600	600	1,000	200	200/400	200	35	1%	10%	35%	20	50/100	50	20	0.1%
	18-hole golf courses	200 acres	600	600	1,000	200	200/400	200	35	1%	10%	35%	20	50/100	50	20	0.1%
F3	Rural Density Forest	3.2 acres	(5) 150	150	325	200 ⁴	50/100	75	35	3%	5%	70%	25	30/60	30	15	1.0%
F10	Low Density Forest	10 acres	(6) 175	175	350	200 ⁴	50/100	100	35	2%	4%	70%	25	30/60	30	15	0.5%
F25	Forest Conservation	25 acres	(7) 200	200	350	200 ⁴	50/100	100	35	0.5%	3%	70%	25	50/100	50	20	0.5%
RP	Recreation and Park	3.75 acres	150	150	300	200	50/100	75	35	5%	10%	70%	25	30/60	30	15	2.0%
	9-hole golf courses	50 acres	600	600	1,000	200	200/400	200	35	1%	10%	35%	20	50/100	50	20	0.1%
	18-hole golf courses	200 acres	600	600	1,000	200	200/400	200	35	1%	10%	35%	20	50/100	50	20	0.1%
RPPV	Recreation and Park Pinelands Village	3.75 acres	150	150	300	200	50/100	75	35	5%	10%	70%	25	30/60	30	15	2.0%
	9-hole golf courses	50 acres	600	600	1,000	200	200/400	200	35	1%	10%	35%	20	50/100	50	20	0.1%
	18-hole golf courses	200 acres	600	600	1,000	200	200/400	200	35	1%	10%	35%	20	50/100	50	20	0.1%
Mixed Use Zones																	

UPPER CODE

	Zoning District	Principal Building											Accessory Building				
		Minimum Lot Area (square feet)	Minimum Lot Frontage (feet)	Minimum Lot Width (feet)	Minimum Lot Depth (feet)	Minimum Yards (feet)			Height ¹ (feet)	Maximum Building Coverage	Maximum Impervious Lot Coverage	Tree Preservation (11)	Landscape Buffer ¹¹ (feet)	Minimum Yard (feet)		Distance to Other Building (feet)	Maximum Building Coverage
						Front	Side (one/both) ¹²	Rear						Side (one/both)	Rear		
MTCD	Marmora Town Center District ¹²	40,000 < 10 acres	250	250	300	0	5/10 ¹²	50	5 ¹³ stories	45%	70%	15%	15	10/20	10	10	5.0%
		10 acres and over	300	300	600	0	5/10 ¹²	50	5 ¹³ stories	45%	70%	15%	25	10/20	10	10	5.0%
TCC	Town Center Core ¹⁰	40,000-<5 acre	100	100	200	50	25/50 ⁹	50 ⁹	45	35%	60%	15%	10	10/20	25	25	5.0%
		5 acres-<10 acre	250	250	300	50	25/50 ⁹	50 ⁹	45	25%	70%	15%	15	10/20	25	25	5.0%
		10 acres and over	300	300	600	100	50/100 ⁹	50 ⁹	45	20%	70%	25%	25	10/20	25	25	5.0%
TC	Town Center ¹⁰	40,000-5 acres	125	125	200	50	25/50 ⁹	50 ⁹	45	30%	50%	15%	10	10/20	25	25	5.0%
		5 acres-<10 acre	250	250	300	50	25/50 ⁹	50 ⁹	45	20%	60%	15%	15	10/20	25	25	5.0%
		10 acres and over	300	300	600	100	50/100 ⁹	50 ⁹	45	15%	60%	25%	25	10/20	25	25	5.0%
WTC	Waterfront Town Center ¹⁰	40,000- <5 acres	100	100	200	50	25/50 ⁹	50 ⁹	45 ¹³	35%	60%	15%	10	10/20	25	25	5.0%
—	—	5 acres-<10 acre	250	250	300	50	25/50 ⁹	50 ⁹	45 ¹³	25%	70%	15%	15	10/20	25	25	5.0%
—	—	10 acres and over	300	300	600	100	50/100 ⁹	50 ⁹	45 ¹³	20%	70%	25%	25	10/20	25	25	5.0%
TV	Tuckahoe Village	15,000	50	50	100	10	10/10	25	35	50%	70%	25%	10	6/12	6	10	5.0%
Commercial Zones																	
RC	Resort Commercial	6,000	50	50	100	15	8/16	30	35	30%	60%	0%	5	8/16	10	10	5.0%
CM2	Commercial	40,000- <5 acres	150	150	200	50	25/50 ⁹	50 ⁹	35	20%	30%	50%	15	15/30	25	25	5.0%
		5 acres-<10 acres	250	250	300	100	25/50 ⁹	50 ⁹	35	15%	35%	50%	20	15/30	25	25	5.0%
		10 acres and over	300	300	600	100	50/100 ⁹	100 ⁹	35	15%	35%	50%	25	15/30	25	25	1.0%
CM4	Rural Density Commercial	2 acres	200	200	250	100	50/100	50	35	5.0%	15%	70%	15	15/30	25	25	1.0%
CMP	Commercial Pinelands	3.2 acres	200	200	250	100	50/100	50	35	5.0%	15%	70%	15	15/30	25	25	1.0%

Schedule C Notes

- ¹ No principal or accessory building or structure shall exceed maximum specified height, except that churches shall not exceed 55 feet in height and except further as allowed in Subsection 20-6.3.
- ² May be reduced to the average setback of the five closest principal buildings.
- ³ (Reserved)
- ⁴ May be reduced to 100 feet in agricultural areas or where environmental limitations require reduction.
- ⁵ The lot frontage requirements may be reduced to 50 feet for 3.2-acre flag lot.
- ⁶ The lot frontage requirements may be reduced to 50 feet for a 10-acre flag lot.
- ⁷ The lot frontage requirements may be reduced to 50 feet for a 25-acre flag lot.
- ⁸ (Reserved)
- ⁹ An additional side and rear setback of 25 feet shall be provided when the adjacent property is in a residential district.
- ¹⁰ See additional WTC, MTCD, TC and TCC front yard and side yard setback and height standards in Subsection 20-4.7e.
- ¹¹ Tree preservation and landscape buffer shall not be required for properties with existing structures that existed prior to October 15, 2007.
- ¹² See additional front yard and side yard setback and height standards in Subsection 20-4.20e.
- ¹³ Except for buildings attached to a hotel use, there shall be no maximum limit on stories or height.

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¹⁴ Side yard setbacks shall be provided in accordance with Subsection 20-4.5b2(e).