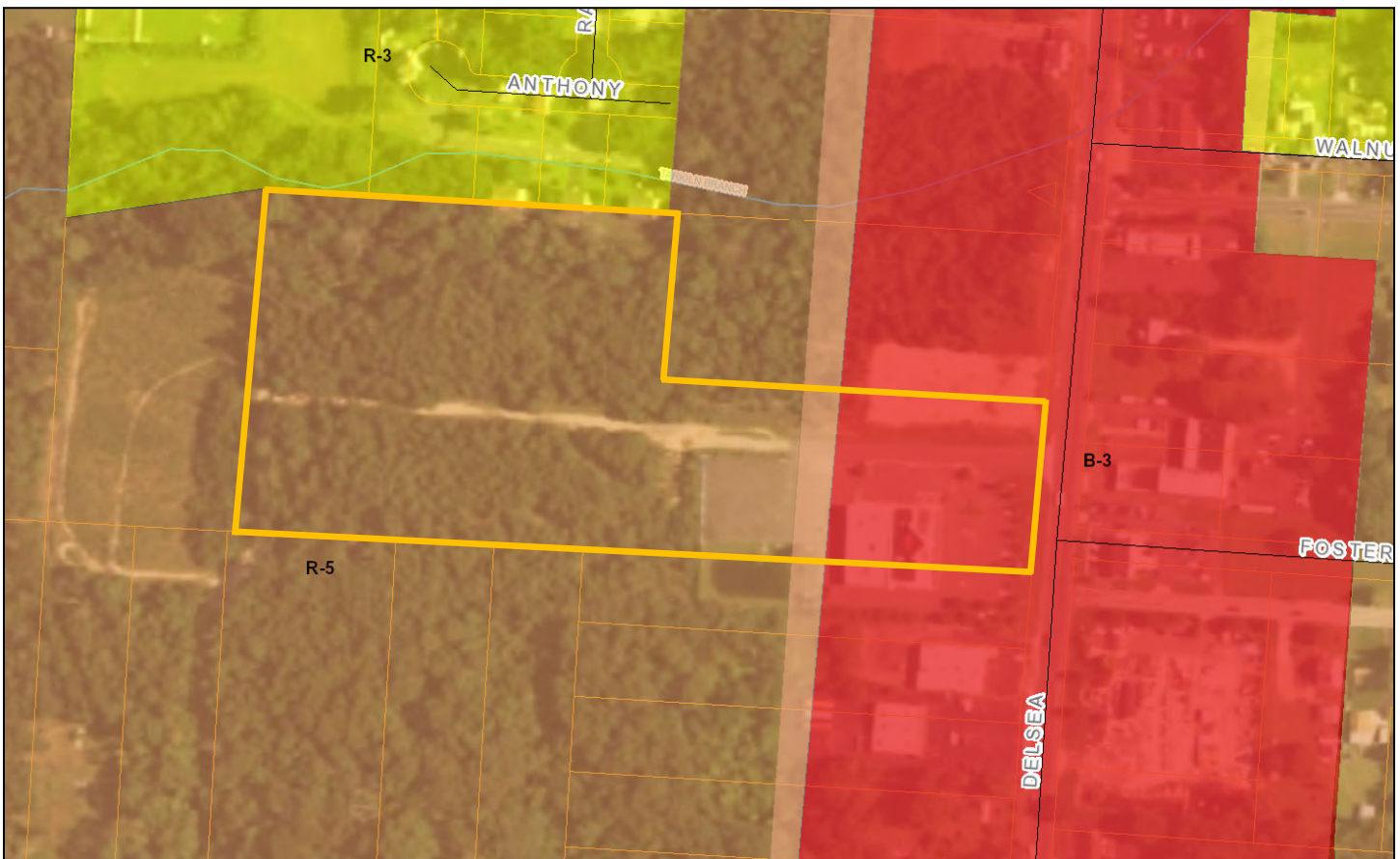


ZONING

1332 S. Delsea Drive, Vineland City, Cumberland County, New Jersey

The subject property is located partially in the B-3, Business District (front portion) and partially in the R-5, Residential District (rear portion). A wide variety of highway business uses are permitted in the B-3 zoning district. The R-5, Residential District permits low-density residential housing, agriculture, public purpose uses and community residences/shelters. Below is a zoning map indicating the subject's location, followed by the zoning regulations from the Municipal Code.



Map: <https://www.vinelandcity.org/gis-maps/>

Municipal Code: <https://ecode360.com/12580877>

Sheriff #: 22000159
Court Case #: F140921
Sales Date: 7/6/2022 at 2 pm

For details click on this link:
[Sheriff Sales - Cumberland County, New Jersey \(NJ\)](#)

Chapter 425. Land Use

Article XV. Zoning

§ 425-295. B-3 Business Zone standards.

- A. Purpose. It is the purpose of these zones to recognize and preserve the character of highway business areas within the City. As there is acreage suitable for development available within these zones, it is further the purpose of this chapter to create business areas allowing more uses than the B-1 and B-2 Zones, so as to provide varied business opportunities within the City. It is important that zone requirements and design standards not be sacrificed to allow overdevelopment of properties, as this would negatively impact upon the character of these business areas and upon the quality of life of adjoining residential areas. Strict adherence to design standards is deemed important, particularly those standards which govern safe ingress/egress, as the function of the highway system must be preserved.
- B. Permitted uses. Permitted uses in the B-3 Business Zone shall be as follows:
- (1) All uses permitted in the B-1 Zone, in addition those uses enumerated as prohibited uses in the B-1 Zone.
 - (2) Restaurant.
 - (3) Bar, tavern.
 - (4) Fast-food restaurant.
 - (5) Drive-in restaurant.
 - (6) Gasoline station.
 - (7) Public garage:
 - (a) General repair garage.
 - (b) Specialized repair garage.
 - (c) Car wash.
 - (d) Auto body shop.
 - (e) Towing facility.
 - (8) Produce market.
 - (9) Animal hospital.
 - (10) Hotel, motel.
 - (11) Drive-in theater.
 - (12) Outdoor amusement.
 - (13) Flea market.
 - (14) Bowling alley, skating rink.
 - (15) Retail greenhouse.
 - (16) Garden supply store.
 - (17) Garden equipment sales.
 - (18) Equipment rental business.
 - (19) Self-storage business.
 - (20) Sign business.

(21) Supermarket.

(22) New and used car sales.

(23) Billboard.

(24) Senior day-care facility.

[Added 4-10-2007 by Ord. No. 2007-26; amended 6-24-2008 by Ord. No. 2008-39]

(25) Assisted living residence.

[Added 4-10-2007 by Ord. No. 2007-26; amended 6-24-2008 by Ord. No. 2008-39]

C. Accessory uses. Accessory uses in the B-3 Business Zone shall be as follows:

(1) All accessory uses permitted in the B-1 Zone.

(2) Manufacturing clearly incidental to on-site retail business, such as silk-screening T-shirts or making ceramics, employing up to four persons only, provided that the use is a permitted industrial use under this chapter.

D. Conditional uses, Conditional uses in the B-3 Business Zone shall be as follows:

(1) ^[1]Recreational facility.^[2]

[1] *Editor's Note: Former Subsection D(1), Church, congregation, which preceded this subsection, was repealed 4-10-2007 by Ord. No. 2007-26 and 6-24-2008 by Ord. No. 2008-39.*

[2] *Editor's Note: Former Subsection D(2), Mobile home park, which followed this subsection, was repealed 5-25-1999 by Ord. No. 98-69.*

(2) Medical marijuana alternative treatment center (dispensary facility only).

[Added 3-26-2019 by Ord. No. 2019-20]

(3) Medical cannabis dispensary.

[Added 12-14-2021 by Ord. No. 2021-73]

(4) Cannabis retailer.

[Added 12-14-2021 by Ord. No. 2021-73]

Chapter 425. Land Use

Article XV. Zoning

§ 425-293. B-1 Business Zone standards.

- A. Purpose. It is the purpose of this zone to recognize and preserve the character of the City's historic downtown or main street. It is important that zone regulations and design standards not be sacrificed to allow overdevelopment or improper utilization of properties, as this would negatively impact upon the character and viability of the downtown and upon the stability of adjoining, older neighborhoods.
- B. Permitted uses. Permitted uses in the B-1 Business Zone shall be as follows:
- (1) Retail store, except for those enumerated as prohibited uses.
 - (2) Convenience store.
 - (3) Business, professional or medical office.
[Amended 4-10-2007 by Ord. No. 2007-26; 6-24-2008 by Ord. No. 2008-39]
 - (4) Bank.
 - (5) Passenger terminal facility, taxi or bus stop.
 - (6) Personal service shop, salon, except for those enumerated as prohibited uses.
 - (7) Vocational training facility (nonindustrial).
 - (8) Parking lot.
 - (9) Restaurant (as defined in Chapter **216**, Alcoholic Beverages, of the Code of the City of Vineland).
[Amended 7-8-1997 by Ord. No. 97-41]
 - (10) Indoor theater.
 - (11) Public purpose uses:
 - (a) Child-care center.
 - (b) Governmental or public utility facility.
 - (c) Governmental or public utility office.
- C. Accessory uses. Accessory uses in the B-1 Business Zone shall be as follows:
- (1) Indoor storage of goods, which are sold on site (not warehousing), for business on site.
 - (2) Residential use, limited to upper floors.
 - (3) Parking.
 - (4) Public bus shelter.
 - (5) Trash enclosure.
 - (6) Fencing.
 - (7) Signage.
- D. Conditional uses. Conditional uses in the B-1 Business Zone shall be as follows:
- (1) Church, congregation.^[1]

[1] *Editor's Note: Former Subsection D(2), Funeral home, which immediately followed this subsection, was repealed 4-10-2007 by Ord. No. 2007-26 and 6-24-2008 by Ord. No. 2008-39.*

(2) Recreational facility.

E. Prohibited uses. Prohibited uses in the B-1 Business Zone shall be as follows:

(1) Adult bookstore.

(2) Amusement facility, video arcade.

(3) Establishment which trades or sells used merchandise (flea market, pawn shop, used furniture store, antique shop, thrift store).

(4) Laundromat.^[2]

[2] *Editor's Note: Former Subsection E(5), Linen and/or diaper service, which immediately followed this subsection, was repealed 4-10-2007 by Ord. No. 2007-26 and 6-24-2008 by Ord. No. 2008-39.*

(5) Establishment which does tattooing, massage, body piercing.^[3]

[3] *Editor's Note: Former Subsection E(7). Steam bath, which immediately followed this subsection, was repealed 4-10-2007 by Ord. No. 2007-26 and 6-24-2008 by Ord. No. 2008-39.*

(6) Astrologers, cardreaders, psychics.

(7) Substance abuse counseling or treatment center.

Chapter 425. Land Use

Article XV. Zoning

§ 425-279. R-5 Residential Zone standards.

[Added 4-10-2007 by Ord. No. 2007-26; amended 6-24-2008 by Ord. No. 2008-39]

- A. Purpose. The purpose of the R-5 Zone is to implement the Master Plan recommendation for a low-density suburban/rural transition area from the City center suburbs to the City greenbelt. The R-5 Zone provides an area for development of low-density single-family detached housing. Farms will continue to be permitted, and farmland preservation as part of the low-density residential area is encouraged and supported by the City. Residential cluster development and lot size averaging will be permitted at the City's option, provided that the total number of dwellings is equivalent to the number of dwellings allowed by a conventional layout. Cluster development and lot size averaging will only be allowed where the lots are served by sewer and public water and the reduction in lot size is offset by open space preservation and protection of the environment.
- B. Permitted uses.
- (1) Single-family dwelling.
 - (2) Residential cluster.
 - (3) Farm, except for those enumerated as prohibited uses.
 - (4) Home occupation.
 - (5) Public purpose uses:
 - (a) School.
 - (b) Child-care center.
 - (c) Governmental or public utility facility.
 - (6) Community residence, community shelter.
- C. Accessory uses. Accessory uses within the R-5 Residential Zone shall be as follows:
[Amended 4-14-2020 by Ord. No. 2020-15]
- (1) All accessory uses permitted in the R-1 Zone.
 - (2) Private garage, 1,000 square feet maximum, for a single-family dwelling.
 - (3) One storage shed, 300 square feet maximum, for a single-family dwelling.
 - (4) Farm building for livestock, equipment, storage of supplies or harvested crops, or for preparation of crops for market for a farm.
 - (5) Commercial production greenhouse for a farm.
 - (6) Roadside stand, 300 square feet maximum, for a single-family dwelling or a farm.
- D. Conditional uses in the R-5 Residential Zone shall be as follows:
- (1) Church, congregation.
 - (2) Recreational facility.
- E. Prohibited uses. Prohibited uses in the R-5 Residential Zone shall be as follows:
- (1) Piggery.
 - (2) Animal or poultry processing (slaughtering).

F. Residential cluster in the R-5 Zone. Residential cluster design within the R-5 Zone may better advance the intent and purpose of the City Master Plan for the protection of the environment and the conservation of open space, provided that the overall intensity of the cluster does not exceed the intensity of a permitted conventional development. Accordingly, a residential cluster of single-family dwellings may be permitted as an alternative form of development in the R-5 Zone on a contiguous land area that is to be developed as a single entity according to a plan that preserves a significant area of open space. The Planning Board may approve a residential cluster where it determines that the intent and purpose of the City Master Plan is better served by the cluster design and that the development meets the requisite standards and criteria for the residential cluster option.

(1) Cluster option. Cluster development may be permitted at the option of the City Planning Board as an alternative to conventional development. The Planning Board may permit the cluster option where the applicant demonstrates that, compared to a conventional layout, the cluster design will benefit the community in the following ways: by conserving natural resources; by preserving open spaces; by better protecting areas that are particularly susceptible to erosion and sediment loss; by reducing impervious surfaces; by better protecting natural drainage features and vegetation; by minimizing land disturbance from clearing and grading; by minimizing soil compaction; by reducing the use of stormwater management basins; by promoting the use of vegetated open-channel drainage systems that discharge into and through stable vegetated areas; and by reducing the need for additional infrastructure. For purposes of evaluating the cluster option, the applicant shall submit a lot yield map of a conforming conventional subdivision layout. The Planning Board shall compare the benefit of the cluster subdivision plan to the conventional subdivision plan by considering the following factors: reduction in the total area of land disturbance; reduction in the total area of impervious coverage; reduction in the total length of new streets; reduction in the construction of new structural drainage facilities; and the preservation of trees and woodland.

(a) Required location. A residential cluster of single-family dwellings shall be located on contiguous land in the R-5 Zone, with the single-family dwellings located to enable the preservation of common or public open space.

(b) Minimum total land area required. The minimum total land area required for development as a residential cluster is 50 acres. At least 65% of the total minimum land area requirement for a residential cluster shall be unencumbered by any of the following: wetlands or wetlands transition areas; areas of special flood hazard; existing easements for utilities or drainage; rights-of-way; surface waters. Land that is already permanently protected from development as open space or as farmland through a conservation easement or other means cannot be used to satisfy the minimum area requirement.

(c) Maximum permitted number of dwelling units. The residential cluster shall not yield a greater number of dwelling units than would result from the development of the land as a fully conforming conventional subdivision of single-family lots. For purposes of determining the maximum number of dwellings permitted under the residential cluster alternative, the applicant shall submit a lot yield map of a conforming conventional subdivision layout. The conforming lot yield map shall be in a sufficient detail to permit the Planning Board to make an informed decision that the subdivision satisfies all ordinance requirements in every respect and would be approvable as a conventional subdivision without the need for any variances, waivers or exceptions from the City development regulations. The number of dwellings shown on an accepted lot yield map of a conforming subdivision shall be the maximum number of lots permitted in the residential cluster.

(d) Public sewer and public water required. The dwelling units of a residential cluster must be served by public sewer and public water.

(e) Minimum area and bulk standards for residential lots. The number of dwellings shown on the accepted lot yield map of a conforming subdivision shall be the maximum number of residential lots permitted in the residential cluster. The residential cluster lots shall otherwise conform to the area, yard and bulk standards as set forth in the Zoning Schedule, Sheet 1 (Part 1) for conventional one-family development in the R-4 Residential Zone.^[1]

[1] *Editor's Note: The zoning schedules are included at the end of this chapter.*

(f) Open space design requirements. The cluster design for open space shall be arranged to preserve land as public or common open space in accordance with the following criteria.

[1] A minimum of 50% of the gross land area of the cluster shall be preserved as common or public open space. If the residential cluster includes an existing farm, the continued use of preserved open space as a farm may be permitted, subject to Planning Board acceptance of a continued farm operation as part of the overall cluster design.

[2] All areas to be preserved as public or as common open space shall be clearly identified and reserved on the plans submitted for approval. The existing and planned use of the open space shall be indicated on the plans.

[3] The minimum land area required to be preserved as common or public open space shall be land that is not already preserved as open space or preserved as farmland.

- [4] The area proposed as common or public open space shall be suitable for enjoyment and use as open space. The Planning Board may require that the applicant submit a Phase I and, if deemed necessary, a Phase II environmental report. The Planning Board may withhold approval of any area that it deems unsuitable as open space.
 - [5] At least 65% of the minimum land area required to be preserved as common or public open space shall be land unencumbered by any of the following: wetlands or wetlands transition areas; areas of special flood hazard; existing easement areas for utilities or drainage; rights-of-way; surface waters.
 - [6] Stormwater management basins are structures and do not qualify as open space for the purpose of meeting the open space requirements. In its sole discretion, the Planning Board may permit retention basins for the permanent storage of water runoff within the open space areas, provided such basins are integrated into the site as an aesthetic feature of the open space landscape to enhance the visual environment. In its sole discretion, the Planning Board may also permit the integration of nonstructural stormwater management strategies, such as vegetated open-channel drainage systems, into the open space landscape design. Not more than 10% of the minimum required open space area may be features such as wet ponds, retention basins, and vegetated open-channel drainage systems.
 - [7] Any common or public open space area shall be at least 10 acres in area and have a minimum width of 200 feet and a minimum depth of 200 feet unless the Planning Board determines that the proposed open space area is contiguous with and/or expands or extends an existing common open space or a public open space; or that the proposed open space is contiguous with a land area in other ownership that has been permanently preserved as open space or as farmland pursuant to a federal, state, county or City open space acquisition or farmland preservation program. In such cases, or for other reasons that would advance the public interest, the Planning Board may approve a smaller area where it determines that such action would be beneficial to the open space design of the cluster.
 - [8] An open space lot shall have a minimum road frontage of at least 200 feet.
- (g) Common open space ownership. The developer shall provide a plan for the use, ownership and maintenance of any common open space in a residential cluster. The plan is subject to Planning Board review and approval. The ownership plan shall be submitted with the preliminary application for development and shall identify the existing and proposed ownership of all proposed open space areas. The City, at its option and in its sole discretion, or other governmental agency approved by the City, at any time and from time to time, may accept the dedication of land or any interest therein for public use and maintenance, but the City shall not require as a condition of the approval of a residential cluster that land proposed to be set aside for common open space be dedicated or made available to public use. The developer shall provide for an organization for the ownership and maintenance of any open space for the benefit of owners or residents of a residential cluster if the open space is not dedicated to the municipality or other governmental agency. The type of ownership of land dedicated for common open space purposes shall be selected by the applicant, subject to the approval of the Planning Board.
- [1] Type of ownership may include, but is not necessarily limited to, the following:
 - [a] The City of Vineland, subject to acceptance by the City Council.
 - [b] Homeowner, condominium or cooperative associations or organizations.
 - [c] Shared, undivided interest by all property owners in the subdivision.
 - [2] Any organization provided for by the developer to own or maintain open space shall not be dissolved and shall not dispose of any of its open space without first offering to dedicate such property, without cost, to the City of Vineland.
- (h) Homeowners' association. If the common open space is owned and maintained by a homeowners' or condominium association, the developer shall file a declaration of covenants and restrictions that will govern the association, to be submitted with the application for the preliminary approval. The provisions shall include, but are not necessarily limited to, the following:
- [1] The homeowners' association must be established before the sale of any residential unit.
 - [2] Membership shall be mandatory for each buyer and any successive buyer.
 - [3] The open space restrictions shall be permanent.
 - [4] The association shall be responsible for liability insurance, local taxes, and the maintenance and replacement of recreational and other facilities.
 - [5] Homeowners shall pay their pro rata share of the cost; the assessment levied by the association can become a lien on the property if allowed in the master deed establishing the homeowners' association.
 - [6] The association must be able to adjust the assessment to meet changed needs.

- (i) Maintenance of open space areas. In the event that a nonmunicipal organization with the responsibility for the common open space fails to maintain it in reasonable order and condition, then the City Council, in accordance with N.J.S.A. 40:55D-43, may correct such deficiencies and assess the cost of maintenance against the properties within the development.
 - (j) Use and improvement of common open space for active recreation. The Planning Board may approve the installation of recreational facilities suitable to the development, such as playgrounds, play fields, parks or similar outdoor recreation facilities, on the common open space. Such facilities shall be conveniently located and accessible to all dwelling units and should follow the following guidelines:
 - [1] One active recreation area should be provided for each 300 persons or 75 children of projected population. Such areas should not be less than four acres.
 - [2] For developments of more than 300 persons, active recreation or park space should be provided at the rate of 10.25 acres per 1,000 population.
 - (k) Undeveloped common open space. Undeveloped common open space should be left in its natural state. A developer may, however, make limited improvements for the installation of utilities, necessary grading, and the provision of paths and trails. In addition, the Planning Board may require a developer to make other improvements, such as removal of dead or diseased trees; thinning of trees or other vegetation to encourage more desirable growth; reforestation of disturbed areas; and grading and seeding, subject to approval by all regulatory agencies.
 - (l) Deed restrictions. Any lands dedicated for common open space purposes shall contain covenants and deed restrictions approved by the City Attorney that ensure that:
 - [1] The open space area will not be further subdivided in the future.
 - [2] The use of the open space will continue in perpetuity for the purpose specified.
 - [3] Appropriate provisions are made for the maintenance of the open space.
 - [4] The open space shall not be utilized for any commercial purpose. The Planning Board may, however, approve the use of open space as farmland or pastureland as part of the residential cluster design.
 - (m) Prior to the approval of the residential cluster, the Planning Board shall make a finding of facts and conclusions as required by N.J.S.A. 40:55D-45.
- (2) The residential cluster in the R-5 Zone may be developed as age-restricted housing at the City's option. An age-restricted residential cluster shall meet the requirements for a residential cluster in the R-5 Zone, subject to the following requirements and modifications.
- (a) The frontage for the age-restricted residential cluster and the access to the development shall be provided from a road classified as an arterial road by the City Master Plan.
 - (b) The maximum permitted number of dwelling units in the age-restricted residential cluster shall not exceed the number of dwelling units permitted for a residential cluster, unless the age-restricted residential cluster provides for the on-site construction of affordable housing.
 - (c) If the age-restricted development provides affordable housing, then one additional market-rate age-restricted unit will be permitted for every affordable unit provided. At the City's option, the City may accept a payment in lieu of construction of the affordable housing on site. The payment in lieu shall be in an amount as provided by the City's affordable housing regulations.
 - (d) The density of the development, including the additional units permitted to provide the affordable housing, shall not exceed a maximum of three dwelling units per acre.
 - (e) The age-restricted residential cluster may be constructed as single-family dwelling units or as townhouse units, or as a combination of such unit types, in accordance with the standards of the R-1 Zone District.
 - (f) The Planning Board may reduce the minimum common or public open space requirement of the cluster to 25% of the gross land area of the cluster in order to accommodate the increased number of dwelling units permitted to be developed on site.
 - (g) If the zoning on a site has changed subsequent to December 17, 2007, the number of units permitted for the purpose of calculating the additional number of units shall be the higher of the current number of units permitted or the number of units permitted on December 17, 2007.
- G. Lot size averaging in the R-5 Zone. In its sole discretion and at its option, the Planning Board may permit lot size averaging in the R-5 Zone. The purpose of this subsection is to provide an alternative design technique for conventional development to promote the goals of the Master Plan. The overall planning for a tract may better advance the intent and purpose of the Master Plan to protect the environment and conserve open space if flexibility in the design of a major subdivision is permitted. The goals and objectives included in the Master Plan for maintaining large,

contiguous open areas may be better addressed if some modification of the minimum lot size requirement in conventional development is allowed, provided the maximum number of lots that would result from a conforming conventional development is not exceeded.

- (1) Lot size averaging is permitted in the R-5 Zone District in a major subdivision of a contiguous tract of land that is 15 acres or greater in area.
- (2) Any development proposed for lot size averaging shall be served by public sewer and public water.
- (3) Building area requirements.
 - (a) Lots shall conform to the requirements of the R-5 Zone as established in the area, yard and bulk standards as set forth in the Zoning Schedule, Sheet 1 (Part 1) for the R-5 Residential Zone, except that the minimum lot area required may be reduced as indicated below.

R-5 Zone District Requirements for Lot Size Averaging		
Minimum Permissible Lot Size		Average Lot Size
(square feet)		(square feet)
Inside	Corner	
16,500	18,000	40,000

- (b) Within the R-5 Zone, the Planning Board may approve the varying of lot areas and dimensions and yards and setbacks otherwise required by the development regulations of the zone district in such a way that the average lot areas and dimensions, yards and setbacks within the subdivision conform to the conventional norms of the R-5 Zone District as established in the Schedule of Area, Yard and Building Requirements, except that the minimum lot area required shall be in accordance with the minimum permissible lot size for lot size averaging, and further provided that no dimension, yard, setback or other dimensional requirement shall be less than the minimum requirements of the R-4 Zone.^[2]

[2] *Editor's Note: The Zoning Schedules are included at the end of this chapter.*

- (4) Maximum permitted number of lots. The use of lot size averaging in a subdivision plan shall not result in a greater number of lots than would result if a parcel were developed as a fully conforming conventional subdivision of lots. For purposes of determining the maximum number of lots permitted under lot size averaging, the applicant shall submit a lot yield map of a conforming conventional subdivision layout. The conforming lot yield map shall be in a sufficient detail to permit the Planning Board to make an informed decision that the subdivision satisfies all ordinance requirements and would be approvable by the Planning Board as a conventional subdivision without the need for any lot area or lot dimension variances or exceptions to subdivision design standards. The number of lots shown on an accepted lot yield map shall be the maximum number of lots permitted for subdivision under lot size averaging.
- (5) Design criteria. Lot size averaging may be permitted where the Planning Board determines that the resource conservation and/or farmland preservation goals and objectives of the Master Plan are better served by the lot-size-averaging plan than by the conventional plan for development. The applicant shall demonstrate to the Planning Board that the lot-size-averaging plan is clearly preferable to the conventional plan with respect to one or more of the following factors: stream corridor protection, agricultural retention, preservation of forests and woodlands, preservation of habitat for native flora and fauna, protection of scenic views, protection of landmarks, reduction in site disturbance from clearing and grading, reduction in impervious surface, conservation of the site's natural features and topography, and relationship to open spaces on neighboring parcels.
- (6) Minimum lot area. The minimum lot area may be reduced to the minimum permissible lot size for lot size averaging, provided that the average lot area in the development shall be at least the conventional lot size required for the R-5 Zone, and further provided that the total number of lots shall be no greater than the maximum permitted number of lots established in accordance with the approved lot yield map.
- (7) Deed restrictions. Each lot that is part of a lot-averaging plan shall be permanently deed restricted from any future subdivision of that lot. When only a portion of a tract is to be developed in a lot-averaging plan, deed restrictions against further subdivision shall be required for the portion of the tract devoted to the lot-averaging plan.

Chapter 425. Land Use

Article XV. Zoning

§ 425-272. R-1 Residential Zone standards.

- A. Purpose. It is the purpose of these zones to recognize and preserve the character of older, established residential neighborhoods within the City. Because of the existing stock of well-maintained older homes, because of the allowance for smaller lot areas and because of the variety of housing types permitted, it is anticipated that these zones will continue to provide an abundant supply of affordable units. It is important that zone requirements and design standards not be sacrificed to allow overdevelopment of properties, as this would negatively impact upon the character and stability of these neighborhoods. It is the intent that a single-family dwelling be the preferred use of property, as none of the other permitted uses are to be considered unless all other requirements of this chapter can be met. For example, there is not an automatic or implied right to develop a professional building. A professional building should only be considered if all the requirements of this chapter, including design standards, can be met.
- B. Permitted uses. Permitted uses in the R-1 Residential Zone shall be as follows:
- (1) Single-family dwelling.
 - (2) Two-family dwelling.
 - (3) Townhouse.^[1]
[1] Editor's Note: Former Subsections B(4), Garden apartment building, and B(5), Mid-rise apartment building, which immediately followed this subsection, were repealed 4-10-2007 by Ord. No. 2007-26 and 6-24-2008 by Ord. No. 2008-39.
 - (4) Professional building.
 - (5) Home occupation.
 - (6) Public purpose uses:
 - (a) School.
 - (b) Child-care center.
 - (c) Governmental or public utility facility.
 - (d) Governmental or public utility office.
 - (7) Community residence, community shelter.
[Added 2-12-2002 by Ord. No. 2002-3]
- C. Accessory uses. Accessory uses in the R-1 Residential Zone shall be as follows:
- (1) Private garage, 600 square feet per dwelling unit maximum, for a single-family dwelling, two-family dwelling or townhouse.
 - (2) Personal recreational facilities for a residential property.
 - (3) One storage shed, 200 square feet maximum, for a residential property with five or fewer dwelling units, and 300 square feet maximum for a residential property with more than five dwelling units or a professional building.
[Amended 9-11-2001 by Ord. No. 2001-67]
 - (4) Trash enclosure.
 - (5) Fencing.
 - (6) Signage.
- D. Conditional uses. Conditional uses in the R-1 Residential Zone shall be as follows:

(1) Boardinghouse, rooming house.

(2) Hospital, medical center, convalescent home.^[2]

[2] *Editor's Note: Former Subsection D(3), regarding community residences and community shelters, which immediately followed this subsection, was repealed 2-12-2002 by Ord. No. 2002-3.*

(3) Church, congregation.

(4) Funeral home.

(5) Recreational facility.

ZONING

425 Attachment 1

City of Vineland

Zoning Schedule, Sheet 1
Area, Yard, Bulk and Parking Standards^{1,2}

[Amended 12-23-1986 by Ord. No. 86-84; 3-14-1989 by Ord. No. 89-9; 9-27-1994 by Ord. No. 94-67; 1-23-1996 by Ord. No. 96-4; 7-8-1997 by Ord. No. 97-41; 5-25-1999 by Ord. No. 98-69; 7-24-2001 by Ord. No. 2001-48; 3-25-2003 by Ord. No. 2003-12; 4-8-2003 by Ord. No. 2003-17; 1-10-2006 by Ord. No. 2005-99; 6-27-2006 by Ord. No. 2006-52; 4-10-2007 by Ord. No. 2007-26; 6-24-2008 by Ord. No. 2008-39; 4-14-2020 by Ord. Nos. 2020-13, 2020-15 and 2020-17]

Zone	Use ³	Minimum Lot Dimensions					Minimum Yards ⁴			Maximum Bulk Standards					Minimum Number of On-Site Parking Spaces ^{9, 21}
		Area-Net ⁵ (square feet)		Frontage ^{5, 6, 22} (feet)		Depth-Net ⁶ (feet)	Front ⁷ (feet)	Side (feet)	Rear (feet)	Dwelling Units per Building	Building Height (feet)		Lot Coverage ⁸ (percent)	Dwelling Units/Lot Area-Net	
		Inside	Corner	Inside	Corner						Principal	Accessory	Impervious		
R-B-1 Residential Business	1-family	9,750	10,000	65	100	150	20	10 ¹⁰	20 ¹⁰	1	25	15	40	N/A	See Parking Standards ^{11, 12}
	2-family	15,000	16,900	100	130	150	20	20 ¹⁰	20 ¹⁰	2	25	15	40	N/A	
	Townhouse	28,500	32,400	190	180	150	25	30 ¹⁰	25 ¹⁰	5	30	15	30	N/A	
	Garden apartment	45,000	45,000	150	150	150	25	25 ¹⁰	25 ¹⁰	15	30	15	30	N/A	
	Business uses	15,000	16,900	100	130	150	20	20	20	N/A	30 ¹³	15 ¹³	45	N/A	
R-B-2 Residential Business	All uses	50,000	50,000	200	200	250	30	20	40	Note 23	30	15	50	Note 23	See Parking Standards ^{11, 12}
R-P Residential Professional	1-family	11,250	12,100	75	110	150	30	10 ¹⁰	20 ¹⁰	1	25	15	35	N/A	See Parking Standards
	2-family	19,500	22,500	130	150	150	30	20 ¹⁰	20 ¹⁰	2	25	15	35	N/A	
	Professional building	19,500	22,500	130	150	150	30	20	40	N/A	30	15	50	N/A	
R-1 Residential	1-family	9,750	10,000	65	100	150	20	10 ¹⁰	20 ¹⁰	1	25	15	40	N/A	See Parking Standards ^{11, 12}
	2-family	15,000	16,900	100	130	150	20	20 ¹⁰	20 ¹⁰	2	25	15	40	N/A	
	Townhouse	28,500	32,400	190	180	150	25	25 ¹⁰	25 ¹⁰	5	30	15	30	N/A	
	Professional building	15,000	15,000	100	100	150	20	10	20	N/A	30	15	40	N/A	
R-2 Residential	1-family	11,250	12,100	75	110	150	30	10 ¹⁰	20 ¹⁰	1	25	15	40	N/A	
	2-family	19,500	22,500	130	150	150	30	20 ¹⁰	20 ¹⁰	2	25	15	40	N/A	
R-3 Residential	1-family	13,500	16,900	90	130	150	35	15 ¹⁰	20 ¹⁰	1	30	15	30	N/A	
	Farm	100,000	100,000	250	280	330	50	40	50	1	35	25	15	N/A	
R-4 Residential	1-family	16,500	18,000	110	120	150	40	15 ¹⁰	50 ¹⁰	1	30	15	30	N/A	
	Farm	100,000	100,000	250	280	330	50	40	50	1	35	25	15	N/A	
R-5 Residential	1-family	40,000	40,000	150	200	200	60	35 ¹⁰	50 ¹⁰	1	30	15	15	N/A	See Parking Standards
	Farm	100,000	100,000	250	280	330	50	40	50	1	35	25	15	N/A	
	Residential cluster	16,500	18,000	110	120	150	40	15 ¹⁰	50 ¹⁰	1	30	15	30	Note 24	
	Other uses	40,000	40,000	150	200	200	60	50	50	N/A	30	15	15	N/A	
R-6 Residential	1-family	80,000	80,000	200	200	250	60	50 ¹⁰	50 ¹⁰	1	30	15	15	N/A	See Parking Standards
	Farm	100,000	100,000	250	280	330	50	40	50	1	35	25	15	N/A	
	Residential cluster	30,000	30,000	150	165	180	60	50 ¹⁰	50 ¹⁰	1	30	15	15	Note 25	
	Other uses	80,000	80,000	250	280	250	60	50	50	N/A	30	15	15	N/A	
A-5 Agricultural	1-family	100,000	100,000	250	280	330	50	40 ¹⁰	50 ¹⁰	1	30	15	15	N/A	See Parking Standards
	Farm	250,000	250,000	330	330	660	60	50	60	1	35	25	10	N/A	
	Other uses	100,000	100,000	250	280	330	50	40	50	N/A	35	25	15	N/A	
A-6 Agricultural	1-family	250,000	250,000	300	330	330	60	50 ¹⁰	50 ¹⁰	1	30	15	10	N/A	See Parking Standards
	Farm	250,000	250,000	330	330	660	60	50	60	1	35	25	10	N/A	
	Other uses	250,000	250,000	300	330	330	60	50	50	N/A	35	25	10	N/A	
W-5 Woodlands	1-family	100,000	100,000	250	280	330	50	40 ¹⁰	50 ¹⁰	1	30	15	15	N/A	See Parking Standards
	Farm	250,000	250,000	330	330	660	60	50	60	1	35	25	10	N/A	
	Other uses	100,000	100,000	250	280	330	50	40	50	N/A	35	25	15	N/A	
W-6 Woodlands	1-family	250,000	250,000	300	330	330	60	50 ¹⁰	50 ¹⁰	1	30	15	10	N/A	See Parking Standards
	Farm	250,000	250,000	330	330	660	60	50	60	1	35	25	10	N/A	

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	Other uses	250,000	250,000	300	330	330	60	50	50	N/A	35	25	10	N/A		
Zone	Use ³	Minimum Lot Dimensions				Minimum Yards ⁴			Maximum Bulk Standards					Minimum Number of On-Site Parking Spaces ^{9, 21}		
		Area-Net ⁵ (square feet)		Frontage ^{5, 6, 22} (feet)		Depth-Net ⁶ (feet)	Front ⁷ (feet)	Side (feet)	Rear (feet)	Dwelling Units per Building	Building Height (feet)		Lot Coverage ⁸ (percent)		Dwelling Units/Lot Area-Net	
		Inside	Corner	Inside	Corner						Principal	Accessory	Impervious			
P-A Pinelands Agricultural Production	See Article XI, § 425-196			See W-5						See Article XI, § 425-196C		See Article XI, § 425-2020(5) ¹⁵	See Article XI, § 425-196			
P-F Pinelands Forest	See Article XI, § 425-197			See W-5		See W-5 ¹⁴	See W-5			See Article XI, § 425-197C		See Article XI, § 425-2020(5)	See Article XI, § 425-197	See W-5		
P-R Pinelands Rural Development	See Article XI, § 425-198			See W-5		See W-5 ¹⁴	See W-5			See Article XI, § 425-198C		See Article XI, § 425-2020(5)	See Article XI, § 425-198	See W-5		
CO Conservation	All uses	100,000		200		330	50	40	50	N/A	35	25	15	N/A	See Parking Standards	
P Public	All uses	100,000		200		330	50	40	50	N/A	35	25	60	N/A	See Parking Standards	
MF Multifamily	1-family	16,500	18,000	110	120	150	40	15 ¹⁰	50 ¹⁰	1	30	15	30	N/A	See Parking Standards	
	Multifamily residential cluster	217,800		300		300	Note 27			6	30	15	30	Note 26		
	Other uses	40,000		150	200	200	60	50	50	N/A	30	15	30	N/A		
AA-1 Active Adult	1-family	80,000		200	200	250	60	50 ¹⁰	50 ¹⁰	1	30	15	15	N/A	See Parking Standards	
	Farm	100,000		250	280	330	50	40	50	1	35	25	15	N/A		
	residential cluster	30,000		150	165	180	60	50 ¹⁰	50 ¹⁰	1	30	15	15	25		
	Other uses	80,000		250	280	250	60	50	50	N/A	30	15	15	N/A		
	Active adult community	15 acres		250	280	330	See Article IX A									
AA-2 Active Adult	1-family	100,000		250	280	330	50	40 ¹⁰	50 ¹⁰	1	30	15	15	N/A	See Parking Standards	
	Farm	250,000		330	330	660	60	50	60	1	35	25	10	N/A		
	Other uses	100,000		250	280	330	50	40	50	N/A	35	25	15	N/A		
	Active adult community	150 Acres		330	330	660	See Article IX A									
RT Residential Townhouse	Townhouse (fee simple, each lot)	2,250	4,000	20	35	115	30	20 (Exterior Wall), 0 (Common Wall)	25	8	38	15	75	N/A	See Parking Standards	
	Municipal use	40,000	40,000	200	200	200	50	35	50	N/A	28	20	50	N/A		
I-B Industrial Business	Farm	250,000		330		660	60	50	60	1	35	25	10	N/A	See Parking Standards See Parking Standards	
	Industrial uses	87,000		250		200	60	35	35	N/A	60 ¹³	15 ¹³	65	N/A		
	Business uses	45,000		150		200	35	20	20	N/A	35 ¹³	15 ¹³	50	N/A		
I-1 Industrial	Industrial uses	87,000		250		200	60	35	35	N/A	60 ¹³	15 ¹³	65	N/A	See Parking Standards	
I-2 Industrial	Industrial uses	43,500		150		200	40	20	20	N/A	60 ¹³	15 ¹³	65	N/A	See Parking Standards	
I-3 Industrial	Industrial uses	65,250		200		250	50	25	25	N/A	60 ¹³	15 ¹³	65	N/A	See Parking Standards	
I-4 Industrial	Industrial uses	130,750		300		350	70	30	30	N/A	60 ¹³	25 ¹³	65	N/A	See Parking Standards	
B-1 Business	Business uses	2,500		25		100	20 ¹⁶	None	None	N/A	50 ¹³	15 ¹³	90	N/A	None	
B-2 Business	Business uses	30,000		100		200	35	15 ¹⁷	20	N/A	35 ¹³	15 ¹³	50	N/A	See Parking Standards	
B-3 Business	Business uses	45,000		150		200	35	20 ¹⁸	20	N/A	35 ¹³	15 ¹³	50	N/A	See Parking Standards	
B-4 Business	Business uses	50,000		200		250	50	25 ¹⁹	25	N/A	35 ¹³	15 ¹³	60	N/A	See Parking Standards	
MHP Mobile Home Park	One-family ²⁰ mobile home park	250,000		300		330	See Article IX § 425-106 and § 425-107			N/A	35 ¹³	15 ¹³	60	5/43,560	See Article IX § 425-112	
IN-1 Institutional	Business uses	50,000		200		250	50	25 ¹⁹	50	N/A	105 ¹³	15 ¹³	70	N/A	See Parking Standards	

ZONING

Zone	Use ³	Minimum Lot Dimensions			Minimum Yards ⁴			Maximum Bulk Standards					Minimum Number of On-Site Parking Spaces ^{9, 21}	
		Area-Net ⁵ (square feet)		Frontage ^{5, 6, 22} (feet)	Depth-Net ⁶ (feet)	Front ⁷ (feet)	Side (feet)	Rear (feet)	Dwelling Units per Building	Building Height (feet)		Lot Coverage ⁸ (percent)		Dwelling Units/Lot Area-Net
		Inside	Corner	Inside						Corner	Principal	Accessory		
IN-2 Institutional	All uses other than planned development Planned development	50,000		200	250	50	25	50	N/A	50	15	40	N/A	See Parking Standards
		See Article XVI § 425-299F												See Parking Standards
R-1, R-B-1, R-B-2, R-2, R-P, R-3, R-4, R-5, R-6, IN-2 MF, AA-1	School	90,000		150	200	25	25	50	N/A	30 ¹³	15 ¹³	50	N/A	See Parking Standards
R-1, R-B-1, R-B-2, R-2, R-P, R-3, R-4, R-5, R-6, I-1, I-B, I-2, I-3, I-4 B-1, B-2, B-3, B-4, IN-1, IN-2, MF, AA-1	Child-care center	25,000		150	150	25	25	50	N/A	30 ¹³	15 ¹³	50	N/A	See Parking Standards
All Zones	Governmental or public utility facility	2,500		50	50	20	10	10	N/A	30 ¹³	15 ¹³	60	N/A	See Parking Standards
R-1, R-B-1, R-B-2, R-P, I-1, I-B, B-1, B-2, B-3, B-4, IN-1, IN-2	Governmental or public utility office	15,000		100	150	30	20	40	N/A	30 ¹³	15 ¹³	40	N/A	See Parking Standards
R-3 A-5, A-6, W-5, W-6, I-1, I-B, I-2, I-3, I-4	Governmental or public utility yard	100,000		200	330	50	40	50	N/A	35 ¹³	25 ¹³	60	N/A	See Parking Standards

- NOTES FOR SHEET 1:**
- 1. By reference, Article XIX, Airport Safety and Hazardous Zoning Standards, is made a part of Article XV, Zoning. Where any provision of this schedule is in conflict with any provision of Article XIX, the more stringent shall apply.
 - 2. By reference, Article XVI, River Conservation Area, is made a part of Article XV, Zoning. Where any provision of this schedule is in conflict with any provision of Article XVI, the more stringent shall apply.
 - 3. See Zoning Schedules, Sheet 1, for Area, Yard, Bulk and Parking Standards for Public Purpose Uses.
 - 4. By reference, buffer requirements, as stipulated in Article VII, § 425-73D(1) through (4), are made a part of Article XV, Zoning.
 - 5. Any proposed lot not serviced by public sewer shall be a minimum of 43,560 square feet, with a minimum frontage of 160 feet. If zone standards are more stringent, said standards shall apply. Only the least intensive use permitted within a zone shall be allowed on an existing or proposed lot not serviced by public sewer which is less than 43,560 square feet. Additionally, no multifamily shall be allowed on any lot not serviced by public sewer.
 - 6. See Article Article VII, § 425-76C.
 - 7. By reference, Article VII, § 425-75E, Building line modification for minor arterials, is made apart of Article XV, Zoning. Where any provision of this schedule is in conflict with any provision of Article VII, § 425-75E, the more stringent shall apply.
 - 8. Maximum lot coverage shall only be attainable if all other provisions of this schedule are met.
 - 9. Loading areas and access to said areas shall not be considered as supplying off-street parking.
 - 10. Except for accessory structures, where side and rear yards need not exceed six feet.
 - 11. Unless parking is prohibited by City ordinance, two required spaces may be in the street along the frontage of the lot.
 - 12. Side and rear buffers may be reduced if solid fences or walls screen drives and parking areas which abut residential units.
 - 13. All buildings shall be classified as principal with the exception of trash enclosures and public bus shelters.
 - 14. Except as provided for in Article XI, § 425-202J.
 - 15. Except as provided for in Article XI, § 425-196B(4).
 - 16. The front yard shall not be used for display of merchandise, except during events organized and sanctioned by the Vineland Downtown Improvement District. The front yard, including front buffer strip, of a restaurant may be used for outside dining.
 - 17. One side yard may be reduced to 10 feet, but two side yards combined must total 30 feet.
 - 18. One side yard may be reduced to 10 feet, but two side yards combined must total 40 feet.
 - 19. One side yard may be reduced to 10 feet, but two side yards combined must total 50 feet.
 - 20. Utilize one-family standards of most restrictive adjoining residential zone.
 - 21. Parking for residential uses shall be in accordance with Residential Site Improvement Standards, N.J.A.C. 5:21-1.1 et seq.
 - 22. The minimum lot width shall be equal to the minimum frontage.
 - 23. See § 425-274 for limit on residential development in the R-B-2 Zone.
 - 24. See § 425-279 for residential cluster in the R-5 Zone.
 - 25. See § 425-280 for residential cluster in the R-6 Zone.
 - 26. See § 425-302 for residential cluster in the MF Zone.
 - 27. Multifamily residential cluster development shall adhere to the following: the minimum yard from an arterial or minor or major collector street shall be 70 feet; the minimum yard from a residential access or residential neighborhood street shall be 25 feet; the minimum distance between buildings (side to side) shall be 30 feet; the minimum distance between buildings (rear to rear, or rear to side) shall be 60 feet; and the minimum yard from a common parking area shall be 25 feet.