

LAND USE AND DEVELOPMENT

170 Attachment 10

City of Egg Harbor City
 Schedule of District Regulations
 Amended 2-22-1996 by Ord. No. 2-1996; 2-24-2005 by Ord. No. S-2005; 9-14-2006 by Ord. No. 17-2006; 10-26-2006 by Ord. No. 15-2006; 12-14-2006 by Ord. No. 26-2006; 6-24-2010 by Ord. No. 14-2010; 10-28-2010 by Ord. No. 18-2010; 2-8-2012 by Ord. No. S-2012; 9-26-2019 by Ord. No. 11-2019; 8-12-2021 by Ord. No. 10-2021

1	2	3	4	5	6				7				15	16	17	18	19	20	21	22	
					Mainstem				Middletown												Principal Buildings
District	Principal Uses	Accessory Uses	Conditional Uses Allowed by Zoning Ordinance	Density (dwelling units/acre)	Area (square feet)	Width (feet)	Depth (feet)	Front (feet)	Side (feet)	Rear (feet)	Front (feet)	Side (feet)	Rear (feet)	Stories	Feet	Stories	Feet	Maximum Coverage of lot by Buildings (percent)	Off-Street Parking and Loading	Land-Use	Comments
R-11 Residential	Any principal use permitted in the R-22 Zone	Any accessory use permitted in the R-22 Zone			11,250 ¹	75	30	Total 30 (one side 10)	50	NA	5	5	5	2 1/2	35	1 1/2	15	20%	Z/residential use	residential	
R-9 Residential	Any principal use permitted in the R-22 Zone	Any accessory use permitted in the R-22 Zone			9,800 ¹	60	20	10 (each side)	50	NA	5	5	5	2 1/2	35	1 1/2	15	30%	Z/residential use	residential	
R-4 Residential	Any principal use permitted in the R-22 District	Any accessory use permitted in the R-22 Zone			6,800	40	15	5 (each side - 20)	40	NA	5	5	5	2 1/2	35	1 1/2	15	30%	Z/dwelling unit	dwelling unit	
R-3-2C Residential Cluster	Single-family detached residences (See § 170-69) Schools (See § 170-69) Pieces of worship (See § 170-64) Single-family estate developments (See § 170-27) Active adults (See § 170-81.1) Active adult community (See § 170-81.1) Cemetery Public school Public and playground Community buildings Community centers Active recreation including campgrounds (See § 170-81.3)	Private garages or accessory buildings Private tennis courts Private pools (See § 170-65) Customary home occupations Residential occupation (as defined in § 170-17)			3.2 acres	200	75	Total 110-1 side - 20	150	100	25	25	2 1/2	35	1 1/2	15	3%	Z/dwelling unit	dwelling unit		
R-20F Forest Residential	Clustered single-family detached residences (See § 170-97) Agriculture (See § 170-69) Schools (See § 170-69) Pieces of worship (See § 170-64) Parks and playgrounds Active recreation including campgrounds (See § 170-81.3) Active adult residences and facilities (See Note 24) (§ 170-79) Campgrounds (See Note 32) (§ 170-81.3)	Private garages or accessory buildings Private tennis courts Private pools (See § 170-65) Customary home occupations Farm accessory buildings	Nonclustered single-family detached residences (See § 170-27)	1/20	20 acres ¹	500	200	200 (each side)	300	200	100	100	2 1/2	35	1 1/2	15	1%	Z/dwelling unit	dwelling unit		
R-22 Residential	Single-family detached residences (See § 170-64) Schools (See § 170-64) Pieces of worship (See § 170-64) Parks and playgrounds Active recreation including campgrounds (See § 170-81.3) Active adult residences and facilities (See Note 24) (§ 170-79) Campgrounds (See Note 32) (§ 170-81.3)	Private garages or accessory buildings Private tennis courts Private pools (See § 170-65) Customary home occupations Farm accessory buildings	Medical complexes nursing home or convalescent center (See § 170-61) Professional office for 1 professional office for 1 professional office (See § 170-66)		22,500 ¹	150	40	Total 45 (one side 20)	60	NA	10	10	10	2 1/2	35	1 1/2	15	20%	Z/residential use	residential	*Minimum lot area requirements when connected to a sewer system without sewers. Minimum lot area: 3.2 acres with standard septic 1.0 acre with NIDHP approved alternate septic system

NOTES:
 1) Minimum lot area requirements when connected to a sewer system. Without sewers, minimum lot areas shall be 3.2 acres with standard septic systems and one acre with an alternate design pilot program treatment system. No residential dwelling unit or nonresidential use shall be located on a lot of less than one acre unless served by a centralized wastewater treatment plant or, in the case of residential development, a community on-site wastewater treatment system serving two or more residential dwelling units which meets the standards of § 170-53B(7) or (7), provided that the overall residential density on the parcel does not exceed one dwelling unit per acre.
 2) Lot size requirement for existing lots of record. Developments of two or more units in the R-20F District must be clustered on one-acre lots in accordance with § 170-97.

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1	2	3	4	5	6				7				15	16	17	18	19	20	21	22		
					Minimum				Minimum Yard Dimensions												Maximum Height of Buildings	Maximum Height of Accessory Buildings
Principal Uses	Accessory Uses	Confidential Uses Allowed by Zoning Ordinance	Maximum Floor Area Ratio	Area (square feet)	Width (feet)	Depth (feet)	Principal Buildings		Accessory Buildings		Maximum Height of Buildings	Maximum Height of Accessory Buildings	Maximum Coverage of Lot by Buildings (percent)	Off-Street Parking and Loading	Land-Use	Comments						
							Front (feet)	Side (feet)	Front (feet)	Side (feet)												
<p>PA Preservation Area</p> <p>Principal Uses</p> <p>Berry agriculture and horticulture of native plants</p> <p>Low-intensity recreation (See Note 24)</p> <p>Fish and wildlife management</p> <p>Public service infrastructure (See Note 15)</p>			<p>Confidential Uses Allowed by Zoning Ordinance</p> <p>Possory (See § 170-60)</p> <p>Single-family detached residences (See Comment No. 2)</p>	<p>Maximum Floor Area Ratio</p> <p>3.2</p>	<p>Area (square feet)</p> <p>50 acres</p>	<p>Width (feet)</p> <p>NA</p>	<p>Depth (feet)</p> <p>NA</p>	<p>Front (feet)</p> <p>NA</p>	<p>Side (feet)</p> <p>NA</p>	<p>Front (feet)</p> <p>NA</p>	<p>Side (feet)</p> <p>NA</p>	<p>Maximum Height of Buildings</p> <p>2 1/2</p>	<p>Maximum Height of Accessory Buildings</p> <p>NA</p>	<p>Maximum Coverage of Lot by Buildings (percent)</p> <p>2%</p>								
<p>RC Retail Commercial</p> <p>Retail stores and service establishments</p> <p>Benks</p> <p>General business and professional offices</p> <p>Personal service establishments</p> <p>Fully enclosed eating and drinking establishments</p> <p>Minor repair operations for television, radio, watches, shoes or appliances</p> <p>Retail shops or stores engaged in limited fabrication of processed goods (See § 170-68)</p> <p>Motion picture and other theaters</p> <p>Public buildings</p> <p>Quasi-family establishments</p> <p>Single-family detached dwellings?</p> <p>Sanitor housing on the second floor and above</p> <p>Additional uses permitted in the zone are included in the definitions section, § 170-17, under "retail commercial."</p>		<p>Accessory parking lots</p> <p>Off-street loading facilities</p>	<p>Commercial or public parking lots (See § 170-62 for design standards)</p> <p>Class 5 cannabis retailer license</p>	<p>Maximum Floor Area Ratio</p> <p>2.0</p>	<p>Area (square feet)</p> <p>9,000'</p>	<p>Width (feet)</p> <p>60</p>	<p>Depth (feet)</p> <p>0</p>	<p>Front (feet)</p> <p>0 feet or 5 feet if a setback is provided unless building code requires a greater setback in which case the greater dimension shall prevail</p>	<p>Side (feet)</p> <p>NA</p>	<p>Front (feet)</p> <p>NA</p>	<p>Side (feet)</p> <p>NA</p>	<p>Maximum Height of Buildings</p> <p>4</p>	<p>Maximum Height of Accessory Buildings</p> <p>60</p>	<p>Maximum Coverage of Lot by Buildings (percent)</p> <p>2%</p>	<p>Off-Street Parking and Loading</p> <p>2%</p>	<p>Land-Use</p> <p>See § 170-62 for parking and loading requirements</p>	<p>3. See § 170-57 for buffer and landscape requirements.</p> <p>4. New construction only.</p>					
<p>HC Highway Commercial</p> <p>All principal and accessory uses permitted in the RC District are subject to the following conditions:</p> <p>A. Drive-in drive-through service establishments (See § 170-55)</p> <p>B. Drive-through centers (See § 170-57)</p> <p>C. Additional uses permitted in the zone are included in the definitions section, § 170-17, under "highway commercial."</p>			<p>Automotive service</p> <p>Auto repair (See § 170-56)</p> <p>Fast-food restaurants (See § 170-58)</p> <p>Class 5 cannabis retailer license</p>	<p>Maximum Floor Area Ratio</p> <p>2.0</p>	<p>Area (square feet)</p> <p>15,000'</p>	<p>Width (feet)</p> <p>100</p>	<p>Depth (feet)</p> <p>50</p>	<p>Front (feet)</p> <p>15 (each side)</p>	<p>Side (feet)</p> <p>30</p>	<p>Front (feet)</p> <p>NA</p>	<p>Side (feet)</p> <p>NA</p>	<p>Maximum Height of Buildings</p> <p>4</p>	<p>Maximum Height of Accessory Buildings</p> <p>60</p>	<p>Maximum Coverage of Lot by Buildings (percent)</p> <p>30%</p>								
<p>IND Industrial Business Park § 170-19</p> <p>Administrative offices</p> <p>Lightly enclosed warehouses</p> <p>Light manufacturing activities</p> <p>Highly enclosed warehouse business establishments</p> <p>Research and design facilities</p> <p>Research and development facilities</p> <p>Research and development facilities</p> <p>Class 1 cannabis cultivator license</p> <p>Class 2 cannabis manufacturer license</p> <p>Class 3 cannabis wholesaler license</p> <p>Class 4 cannabis distributor license</p> <p>Class 6 cannabis delivery license</p>		<p>Garage for storage of vehicles subject to special use</p> <p>Fully enclosed warehouse in compliance with a permitted use</p> <p>Public or commercial parking lots (See § 170-62 for design standards)</p> <p>Public or commercial parking lots (See § 170-62 for design standards)</p>	<p>Public or commercial parking lots (See § 170-62 for design standards)</p>	<p>Maximum Floor Area Ratio</p> <p>0.7</p>	<p>Area (square feet)</p> <p>65,000'</p>	<p>Width (feet)</p> <p>200</p>	<p>Depth (feet)</p> <p>60</p>	<p>Front (feet)</p> <p>75 (each side)</p>	<p>Side (feet)</p> <p>75</p>	<p>Front (feet)</p> <p>75</p>	<p>Side (feet)</p> <p>75</p>	<p>Maximum Height of Buildings</p> <p>35</p>	<p>Maximum Height of Accessory Buildings</p> <p>15</p>	<p>Maximum Coverage of Lot by Buildings (percent)</p> <p>35%</p>								<p>Provided that the retail sales does not exceed 25% of the total floor area</p>

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NOTES:

- * Minimum lot area requirements when connected to a sewer system. Without sewers, minimum lot areas shall be 1.2 acres with standard septic systems and one acre with an alternate design pilot program treatment system. No residential dwelling unit or nonresidential use shall be located on a lot of less than one acre unless served by a centralized wastewater treatment plant or, in the case of residential development, a commonly on-site wastewater treatment system serving two or more residential dwelling units which meets the standards of § 17b-539(S) or (T), provided that the overall residential density on the parcel does not exceed one dwelling unit per acre.
- On vacant lots or as a continuing use and shall be improved in accordance with the existing R-9 Residential zoning standards.