

EGG HARBOR CITY CODE

1	2	3	4	5	6 Minimum														19	20	21	22					
					Minimum Yard Dimensions				Principal Buildings				Accessory Buildings				Maximum Height of Buildings						Maximum Height of Accessory Buildings		Maximum Coverage of Lot by Buildings (percent)		
					7	8	9	10	11	12	13	14	15	16	17	18											
<b>District:</b> PA Preservation Area Berry agriculture and horticulture of native plants Low-hortability recreation (See Note 24) Beekeeping (See Note 24) Fish and wildlife management Public service infrastructure (See Note 15) Wetlands management	<b>Principal Uses</b> Berry agriculture and horticulture of native plants Low-hortability recreation (See Note 24) Beekeeping (See Note 24) Fish and wildlife management Public service infrastructure (See Note 15) Wetlands management	<b>Accessory Uses</b>	<b>Conditional Uses Allowed by Zoning Ordinance</b> Forestry (See § 170-60) Single-family detached residences (See Comment No. 2)	Maximum Floor Area Ratio 0.7	Area (square feet) 50 acres	Width (feet) NA	Depth (feet) NA	Front (feet) NA	Side (feet) NA	Rear (feet) NA	Front (feet) 200	Side (feet) NA	Rear (feet) NA	Front (feet) 200	Side (feet) 50	Rear (feet) 100	Front (feet) 200	Side (feet) 50	Rear (feet) 100	Maximum Height of Buildings Stories 2½	Feet 35	Maximum Height of Accessory Buildings Stories NA	Feet NA	Maximum Coverage of Lot by Buildings (percent) 2%	Off-Street Parking and Loading	Land-scaping	Comments 1. (Reserved) 2. § 170-93B. Berry agriculture and horticulture of native plants must be compatible with the existing soil and water conditions that support berry agriculture. 3. See § 170-57 for buffer and landscape requirements. 4. New construction only.
<b>HC Highway Commercial</b> All principal and accessory uses permitted in the RC District are subject to RC bulk and lot area controls Automotive sales and service establishments (See § 170-55) Design shopping centers (See § 170-57) Additional uses permitted in the zone are included in the definitions section, § 170-17, under "highway commercial."	Administrative offices Fully enclosed warehouses Light manufacturing facilities Fully enclosed wholesale business establishments Research and design facilities Retail outlet warehouses (See Comment 8) Class 1 cannabis cultivator license Class 2 cannabis manufacturer license Class 3 cannabis wholesaler license Class 4 cannabis distributor license Class 6 cannabis delivery license	Charges for storage of vehicles related to principal use Fully enclosed storage in connection with a permitted use Parking, cafeteria and recreational facilities for employees Appropriate solid waste disposal facilities	Automotive service stations (See § 170-56) Fast-food restaurants (See § 170-58) Class 3 cannabis retailer license	2.0 15,000'	100	50	15 (each side) 30	4	60	2½	35	30%	See § 170-62 for parking and loading requirements	8. Provided that the retail outlet does not exceed 25% of the total floor area													
<b>IBP Industrial Business Park</b> Industrial Business Park (See § 170-79)	Administrative offices Fully enclosed warehouses Light manufacturing facilities Fully enclosed wholesale business establishments Research and design facilities Retail outlet warehouses (See Comment 8) Class 1 cannabis cultivator license Class 2 cannabis manufacturer license Class 3 cannabis wholesaler license Class 4 cannabis distributor license Class 6 cannabis delivery license	Charges for storage of vehicles related to principal use Fully enclosed storage in connection with a permitted use Parking, cafeteria and recreational facilities for employees Appropriate solid waste disposal facilities	Public or commercial parking lots (See § 170-62 for design standards)	0.7 65,000'	200	60	75 (total, 25 one side) 75	75	25	25	35	1½	15	35%	See § 170-62 for parking and loading requirements	8. Provided that the retail outlet does not exceed 25% of the total floor area											