

City of Vineland

Zoning Schedule, Sheet 2:  
Conditional Use Specific Standards <sup>1,2</sup>

Zone	Use <sup>3</sup>	Minimum Lot Dimensions				Minimum Yards <sup>4</sup>			Maximum Bulk Standards				Minimum Number of On-Site Parking Spaces <sup>9,21</sup>		
		Area-Net <sup>5</sup> (square feet)		Frontage <sup>5,6,22</sup> (feet)		Depth-Net <sup>6</sup> (feet)	Front <sup>7</sup> (feet)	Side (feet)	Rear (feet)	Dwelling Units per Building	Building Height (feet)			Lot Coverage <sup>8</sup> (percent)	Dwelling Units/Lot Area-Net
		Inside	Corner	Inside	Corner						Principal	Accessory		Impervious	
R-1	Boarding house, rooming house	25,000		150		150	25	20	25	NA	30 <sup>9</sup>	15 <sup>9</sup>	30	N/A	See Parking Standards
R-1, R-B-1, R-2, R-P, R-3, R-4	Hospital, medical center, convalescent home	90,000		250		300	75	50	50	NA	70 <sup>9</sup>	15 <sup>9</sup>	40	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, A-5, A-6, W-5, W-6, B-1, B-2 MF, AA-1, AA-2, IN-2	Church, congregation	22,500		150		150	35	25	25	NA	35 <sup>9</sup>	15 <sup>9</sup>	30	N/A	See Parking Standards
R-1, R-P, R-3, R-B-2	Funeral home	22,500		100		150	35	20	20	NA	30 <sup>9</sup>	15 <sup>9</sup>	30	N/A	See Parking Standards
R-2, R-3, A-5, A-6, W-5, W-6	Cemetery, Crematorium	250,000		300		330	60	50	50	NA	35 <sup>9</sup>	15 <sup>9</sup>	10	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, A-5, A-6, W-5, W-6, I-B, I-2 I-3, I-4, B-1, B-2, B-3, B-4, IN-1, IN-2 MF, AA-1, AA-2	Recreational facility	15,000		100		150	35	20	20	NA	30 <sup>9</sup>	15 <sup>9</sup>	30	N/A	See Parking Standards
W-5, W-6, P-F, AA-2	Campground <sup>12</sup>	250,000		300		330	100	100	100	NA	35 <sup>9</sup>	25 <sup>9</sup>	10	N/A	See Parking Standards
R-P, I-1, I-B, I-2, I-3, IN-1	Helipad, helistop, helipad <sup>13</sup>	45,000		200		200	100	100	100	NA	30 <sup>9</sup>	15 <sup>9</sup>	50	N/A	See Parking Standards
W-6, I-3, I-4	Resource extraction <sup>14</sup>	1,089,000 (25 Acres)		300		350	150	75	75	NA	40 <sup>9</sup>	15 <sup>9</sup>	10	N/A	See Parking Standards
I-4	Production of bitumen products	1,089,000 (25 Acres)		500		1,000	300	200	200	N/A	40 <sup>9</sup>	15 <sup>9</sup>	50	N/A	See Parking Standards
I-2	Medical marijuana alternative treatment center (ATC) <sup>17</sup>	43,500		50		200	40	10	20	N/A	40 <sup>9</sup>	15 <sup>9</sup>	50	N/A	See Article XXVII, §425-381
B-3	Medical marijuana ATC (dispensary facility only) <sup>17</sup>	45,000		150		200	30	10 <sup>18</sup>	20	N/A	35 <sup>9</sup>	15 <sup>9</sup>	50	N/A	See Article XXVII, §425-381

NOTES FOR SHEET 2:

- 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.
- 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.
- By reference, buffer requirements, as stipulated in Article VII, §425-73D, are made a part of Article XV, Zoning.
- 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 multi-family shall be allowed on any lot not serviced by public sewer.
- See Article VII, §425-76C.
- By reference, Article VII, §425-75E, Building line modification for minor arterials, is made a part 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.
- Maximum lot coverage shall only be attainable if all other provisions of this schedule are met.
- Loading areas and access to said areas shall not be considered as supplying off-street parking.
- All buildings shall be classified as principal with the exception of trash enclosures and public bus shelters.
- Exceptions to standards designated "as per zone" shall be subject to "c" variance approval.
- (Reserved)
- A campground shall be subject to all the general standards contained in Article X. Additionally, a campground within a P-F Zone shall be subject to all the provisions of Article XI. Where any provision of this schedule is in conflict with any provision of Article X or Article XI, the more stringent shall apply.
- See Article XIII for general standards relating to a heliport, helistop or helipad.
- See Article XIVA for general standards relating to resource extraction.
- Parking for residential uses shall be in accordance with Residential Site Improvement Standards, N.J.A.C. 5:21-1.1 et seq.
- The minimum lot width shall be equal to the minimum frontage.
- See Article XXVII for general standards relating to a medical marijuana alternative treatment center.
- One side yard may be reduced to 5 feet, but two side yards combined must total 20 feet.