

City of Vineland

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

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	
	Other uses	250,000	250,000	300	330	330	60	50	50	N/A	35	25	10	N/A	

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		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 W-5			See Article XI, §425-196C		See Article XI, §425-202O(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, §425-202O(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, §425-202O(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
	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
IN-2 Institutional	All uses other than Planned Development	50,000		200		250	50	25	50	N/A	50	15	40	N/A	See Parking Standards
	Planned Development	See Article XVI §425-299F											See Parking Standards		

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		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-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:

- 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.
- See Zoning Schedules, Sheet 1, for Area, Yard, Bulk and Parking Standards for Public Purpose Uses.
- By reference, buffer requirements, as stipulated in Article VII, §425-73D(1) through (4), 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 Article VII, §425-76C.
- 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.
- 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.
- Except for accessory structures, where side and rear yards need not exceed six feet.
- Unless parking is prohibited by city ordinance, two required spaces may be in the street along the frontage of the lot.
- Side and rear buffers may be reduced if solid fences or walls screen drives and parking areas which abut residential units.
- All buildings shall be classified as principal with the exception of trash enclosures and public bus shelters.
- Except as provided for in Article XI, §425-202J.
- Except as provided for in Article XI, §425-196B(4).
- 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.
- One side yard may be reduced to 10 feet, but two side yards combined must total 30 feet.
- One side yard may be reduced to 10 feet, but two side yards combined must total 40 feet.
- One side yard may be reduced to 10 feet, but two side yards combined must total 50 feet.
- Utilize one-family standards of most restrictive adjoining residential zone.
- 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 §425-274 for limit on residential development in the R-B-2 Zone.
- See §425-279 for residential cluster in the R-5 Zone.
- See §425-280 for residential cluster in the R-6 Zone.
- See §425-302 for residential cluster in the MF Zone.
- Multifamily residential cluster development shall adhere to the following: the minimum yard from an arterial or minor or major collector street shall be seventy (70) feet; the minimum yard from a residential access or residential neighborhood street shall be twenty-five (25) feet; the minimum distance between buildings (side to side) shall be thirty (30) feet; the minimum distance between buildings (rear to rear, or rear to side) shall be sixty (60) feet; and the minimum yard from a common parking area shall be twenty-five (25) feet.