

# Egg Harbor Township

Ordinance No. 19

2018

**An ordinance to amend the Code of the Township of Egg Harbor, Chapter 225, Section 225-7, Schedule of Minimum Area, Yard and Building Requirements-Pinelands Residential Areas**

**BE IT ORDAINED**, by the Township Committee of the Township of Egg Harbor, in the County of Atlantic, State of New Jersey as follows:

**SECTION 1:** Chapter 225 of the Code of the Township of Egg Harbor, Section 225-7, Schedule of Area, Yard and Building Requirements, is hereby revised in accordance with Attachment 2, which is attached to this Ordinance.

**SECTION 2.** All ordinances and parts of Ordinances inconsistent herewith are hereby repealed.

**SECTION 3.** If any section, subsection, sentence, clause, phrase or portion of this Ordinance is for any reason held invalid or unconstitutional by a Court of competent jurisdiction, such portion shall be deemed a separate, distinct and independent provision, and such holding shall not affect the validity of the remaining portions hereof.

**SECTION 4.** This Ordinance shall take effect upon final passage, adoption and publication in the manner prescribed by law.

NOTICE IS HEREBY GIVEN THAT THE FOREGOING ORDINANCE WAS INTRODUCED AT A MEETING OF THE TOWNSHIP COMMITTEE OF EGG HARBOR TOWNSHIP, IN THE COUNTY OF ATLANTIC, STATE OF NEW JERSEY, HELD APRIL 18, 2018 AND WILL BE FURTHER CONSIDERED FOR FINAL PASSAGE AFTER A PUBLIC HEARING THEREON AT A REGULAR MEETING OF SAID TOWNSHIP COMMITTEE TO BE HELD IN THE TOWNSHIP HALL, IN SAID TOWNSHIP ON MAY 2, 2018

Dated: April 18, 2018

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Eileen M. Tedesco, RMC  
Township Clerk

Attachment

**ZONING**  
**225 Attachment 2**  
**Egg Harbor Township**  
**Schedule of Minimum Area, Yard and Building Requirements - Pinelands Residential Areas**

Zone / Housing Type	Density	Min. Lot Size (square feet) <sup>g</sup>	Min. Lot Width (feet)	Minimum Required Yard Depths						Maximum Impervious Coverage
				Front Yard (feet)			Rear Yard (feet)		Side Yard (feet)	
				State	County	Township	County	Rear Lot Line	Lot Line	
<b>RG-1</b>										
SFD (w/o PDC's)	1 du / acre	30,000	100	35	25	25	50	25	10	25%
SFD (W/PDC's)	1.5 du / acre	17,200	100	35	25	25	50	25	10	40%
<b>RG-2</b>										
SFD (w/o PDC's)	2 du / acre	16,000 <sup>e</sup>	100	35	25	25	50	25	10	35%, 45% <sup>f</sup>
SFD (W/PDC's)	3 du / acre	10,000 <sup>e</sup>	75	35	25	25	50	25	10	35%, 50% <sup>f</sup>
<b>RG-3</b>										
SFD (w/o PDC's)	3 du / acre	10,000	75	35	25	25	50	25	10	40%
SFD (W/PDC's)	4.5 du / acre	6,700	70	35	25	25 <sup>a</sup>	50	25	5,15	50%
Two-Family (w/o PDC's)	3 du / acre	7,000	80	35	25	25	50	25	10	35%
Two-Family (W/PDC's)	4.5 du / acre	5,500	55	35	25	25 <sup>a</sup>	50	25	10	45%
<b>RG-4</b>										
SFD	6 du / acre	6,500	60	35	25	25 <sup>a</sup>	50	25	5,15	50%
Two-Family	6 du / acre	4,400 <sup>b</sup>	44 <sup>b</sup>	35	25	25 <sup>a</sup>	50	25	0,10 <sup>d</sup>	50%
SF Attached	6 du / acre	2,200	20 <sup>b,c</sup>	35	25	25 <sup>a</sup>	50	25	0,20 <sup>d</sup>	55%
<b>RG-5</b>										
SFD	7.5 du / acre	6,500	60	35	25	25 <sup>a</sup>	50	25	5,15	50%
Two-Family	7.5 du / acre	3,500 <sup>b</sup>	35 <sup>b</sup>	35	25	25 <sup>a</sup>	50	25	0,10 <sup>d</sup>	55%
SF Attached <sup>h</sup>	7.5 du / acre	2,200	20 <sup>b,c</sup>	35	25	25 <sup>a</sup>	50	25	0,20 <sup>d</sup>	55%

NOTES:

<sup>a</sup> A minimum front yard setback of 20 feet with an average of 25 feet will apply for major subdivision applications.

<sup>b</sup> Min. lot areas and widths shown are per unit for two-family and attached dwelling units

<sup>c</sup> For all single family attached dwelling units, the minimum unit width may be 20 feet with an average width of 22 feet.

<sup>d</sup> For two-family and attached dwelling units, the first number indicates the distance between units and the second indicates distance between buildings.

<sup>e</sup> Lot sizes may be reduced in accordance with § 225-45 D(3).

<sup>f</sup> The first number corresponds to base lot coverage while the second applies when utilizing the cluster provisions of § 225-45 D(3).

<sup>g</sup> Within the Pinelands area, no residential dwelling unit shall be located on a parcel of less than 43,560 square feet unless public sewer is provided.

<sup>h</sup> Garden Apartments or mixed use developments shall adhere to the bulk standards for SF Attached dwellings unless otherwise modified pursuant to § 225-48