

Schedule of District Regulations – Bass River Township, Burlington County, NJ

Zone	Min. Lot Area ¹¹	Min. Lot Width (feet)	Min. Yard Setback Requirements (feet)					Min. Setback from Scenic Corridor (feet) ⁵	Max. Building Height (feet)	Max Building Coverage (%)	Max Lot Coverage (%)
			Principal Building			Accessory Structure (100 sq. ft. or less)					
			Front Yard Setback	Side Yard Setback	Rear Yard Setback	Side Yard Setback	Rear Yard Setback				
Pinelands Preservation (PP)	3.2 acres ⁷	200	175	25	50	10	10	200	35	20%	30%
Forest(F)*	15 acres ⁸	200	175 ⁹	25	50	10	10	200	35	20%	30%
Rural Development (RD)*	3.2 acres ⁸	200	175 ⁹	25	50	10	10	200	35	20%	30%
Village Commercial (VC)											
All Other	1.0 acres	100	40	20	30	10	10	N/A	35	20%	40%
Kennel/Animal Hospital ⁶	5.0 acres	N/A	200	200	200	N/A	N/A	N/A	35	N/A	N/A
Village Residential (VR)	1.0 acres	100	40	20	30	10	10	N/A	35	20%	30%
Coastal Wetlands (CW)	3.2 acres ^{1,7}	100	40	20	30	10	10	200	35	20%	30%
Highway Commercial (HC)											
All Other	3.2 acres	100 ²	80 ³	20	30	10	10	N/A	35	20%	30%
Kennel/Animal Hospital ⁶	5.0 acres	100	200	200	200	10	10	N/A	35	20%	30%
Special Agricultural Production (SAP)	40 acres ¹⁰	200	175	25	50	10	10	200	35	20%	30%
Residential-1 (R-1)											
(Septic System)	1.0 acres	100	35	20	50	10	10	N/A	35	-	25%
(Public Sewer System)	15,000 s.f.	85	35	15	50	10	10	N/A	35	-	30%
Infill Residential (IR)	1.0 ⁴	100	40	20	30	10	10	200	35	20%	30%
Infill Commercial (IC)*	1.0 ⁴	100	40	20	30	10	10	200	35	20%	30%

* See Schedule of Conditional Use Regulations

1. Outside the Pinelands Area, lot size may be reduced to one (1.0) acre, provided that no structure used for permanent or temporary human occupancy or on-site disposal is involved
2. Along U.S. Route 9 only
3. 75 feet for Principal Buildings, 20 feet for parking areas
4. The lot must have existed as of January 14, 1981.
5. In accordance with the standards of §17.20.120. Scenic Corridor Setback Requirements do not apply to residential cluster developments in the RD and F districts that comply with the standards of §17.20.260
6. See §17.24.030 “Kennel and/or Animal Hospital” if use is within a completely enclosed and sound-proofed building
7. In accordance with the standards of §17.20.220
8. Clustering on one (1) acre lots in accordance with §17.20.260 is required whenever two or more dwelling units are proposed.
9. Front yard setback shall be 40 feet when developed in accordance with §17.20.260.
10. In accordance with the standards of §17.20.250.
11. Notwithstanding the minimum lot areas set forth herein, no such minimum lot area for a nonresidential use within the PP, F, RD, CW, SAP, IC districts shall be less than that needed to meet the water quality standards of §17.20.190B.4, whether or not the lot may be served by centralized sewer treatment or collection.

Schedule of Conditional Use Regulations in Forest (F) & Rural Development (RD) Districts – Bass River Township, Burlington County, NJ

	Use	Min. Lot Area ¹	Min. Lot Width (feet)	Front Yard Setback (feet)	Side Yard Setback (feet)	Rear Yard Setback (feet)	Min. Setback from Scenic Corridor (feet) ²	Max. Building Height (feet)	Max. Building Coverage (%)	Max. Lot Coverage (%)
Forest (F) Districts	Educational Institution	5.0 acres	200	75	75	75	200	35	20%	30%
	Agricultural Commercial Establishment	3.2 acres	200	75	50	50	200	35	20%	30%
Rural Development (RD) Districts	Educational Institution	5.0 acres	200	75	75	75	200	35	20%	30%
	Agricultural Commercial Establishment	3.2 acres	200	75	50	50	200	35	20%	30%
	General recreation uses including fishing, hunting, target shooting, skeet and trap clubs, marinas, riding stables, outdoor tennis and other game fields	5.0 acres	200	75	50	50	200	35	20%	30%

1. Notwithstanding the minimum lot areas set forth herein, no such minimum lot area for a nonresidential use within the F and RD districts shall be less than that needed to meet the water quality standards of §17.20.190B.4, whether or not the lot may be served by centralized sewer treatment or collection.

2. In accordance with the standards of §17.20.120