

Woodstown Borough Zoning Ordinance
 Schedule of District Regulations:
 Use Regulations
 (Part 1)

District	Permitted Uses	Conditional Uses
	In each district, only the uses listed below shall be permitted by right. All uses in the following list other than detached single-family dwellings, general purpose agriculture and normally incidental accessory uses thereto shall be subject to site plan review requirements, in addition to complying with other applicable requirements.	All uses listed below and normally incidental accessory uses thereto may only be permitted in accordance with conditional use review procedures, as well as site plan review requirements.
CONS	<p>A. Principal uses:</p> <ol style="list-style-type: none"> 1. Water, forest or wildlife conservation areas and uses. 2. Public or nonprofit parks, playgrounds, playfields or similar open-space uses. 3. Essential services. 4. Boat landings or docks. <p>B. Accessory uses:</p> <ol style="list-style-type: none"> 1. Any use customarily incidental to a principal permitted use, including: <ol style="list-style-type: none"> a. Fences and walls (per § 67-51). b. Off-street parking and loading (per § 67-55). c. Signs (per § 67-50). d. Swimming pools (per § 67-54). 	<ol style="list-style-type: none"> 1. Public utility uses, except generating or maintenance buildings and yards (per § 67-61).¹ 2. Public or private swimming clubs. 3. Public or private tennis clubs.
R1	<p>A. Principal uses:</p> <ol style="list-style-type: none"> 1. Principal uses permitted by right in the CONS District. 2. Garden apartments (per § 67-67).¹ 3. Townhouses (per § 67-67).¹ <p>B. Accessory uses:</p> <ol style="list-style-type: none"> 1. Accessory uses permitted by right in the CONS District. 2. Uses customarily incidental to garden apartments and townhouses, including: <ol style="list-style-type: none"> a. Swimming pools (per § 67-54). b. Community center as accessory use. 	<ol style="list-style-type: none"> 1. Any use permitted as a conditional use in the CONS District.
R2	<p>A. Principal uses:</p> <ol style="list-style-type: none"> 1. Single-family detached dwellings. <p>B. Accessory uses:</p> <ol style="list-style-type: none"> 1. Accessory uses permitted by right in the CONS District. 2. Any use customarily incidental to any other permitted use, including: <ol style="list-style-type: none"> a. Home occupations (per § 67-59).¹ b. Garages and outbuildings. 	<ol style="list-style-type: none"> 1. Churches, chapels and cemeteries. 2. Public educational, recreational, cultural or civic uses. 3. Public or private tennis clubs. 4. Public or private swimming clubs (per § 67-64).¹ 5. Social clubs, lodges and assembly halls. 6. Public utility uses (per § 67-61).¹ 7. Private education institutions, libraries, museums and cultural facilities. 8. Funeral homes. 9. Nursing homes.

NOTES:

¹ [Amended 8-10-87 by Ord. No. 384]

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District	Permitted Uses	Conditional Uses
R3	<p>A. Principal uses:</p> <ol style="list-style-type: none"> 1. Single-family detached dwellings. 2. Twin residential units. 3. Duplex residential units. <p>B. Accessory uses:</p> <ol style="list-style-type: none"> 1. Accessory uses permitted by right in the R2 District. 	<ol style="list-style-type: none"> 1. Any use permitted as a conditional use in the R2 District. 2. Apartment houses (up to four (4) units). 3. Rooming and boarding houses.
R4	<p>A. Principal uses:</p> <ol style="list-style-type: none"> 1. Single-family detached dwellings. 2. Duplexes. <p>B. Accessory uses:</p> <ol style="list-style-type: none"> 1. Accessory uses permitted by right in the R3 District. 	<ol style="list-style-type: none"> 1. Any use permitted as a conditional use in the R3 District, except apartment houses.
R51	<p>A. Principal uses:</p> <ol style="list-style-type: none"> 1. Single-family detached dwellings. <p>B. Accessory uses:</p> <ol style="list-style-type: none"> 1. Uses customarily incidental to a principal permitted use including: <ol style="list-style-type: none"> a. Fences and walls in accordance with § 67-51. b. Off-street parking in accordance with NJ RSIS and § 67-55. c. Signs in accordance with § 67-50. d. Swimming pools in accordance with § 67-54. 	<ol style="list-style-type: none"> 1. Churches, chapels and cemeteries. 2. Public educational, recreational, cultural or civic uses. 3. Social clubs, lodges or assembly halls. 4. Public utility uses in accordance with § 67-61. 5. Private education institutions, libraries, museums and cultural facilities. 6. Funeral homes. 7. Affordable multi-family independent residences the developmentally or physically disabled in accordance with the standards set forth in §
	<p>e. Community center or recreation associated</p>	

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(Part 2-2)

District	Permitted Uses	Conditional Uses
	with the development.	67-67.1.
	f. Home occupations in accordance with § 67-59.	8. Community residences for the developmentally disabled, homes for victims of domestic violence.
	g. Garages and sheds.	
R61	A. Principal uses: 1. Single-family detached dwellings, standard or cluster in accordance with §67-44.1. 2. Farm and agricultural uses. B. Accessory uses: 1. Uses customarily incidental to a principal permitted uses including: a. Fences and walls in accordance with § 67-51. b. Off-street parking in accordance with NJ RSIS and § 67-55. c. Signs in accordance with § 67-50. d. Swimming pools in accordance with § 67-54. e. Community center or recreation associated with the development. f. Home occupations in accordance with § 67-59. g. Garages and sheds.	1. Churches, chapels and cemeteries. 2. Public educational, recreational, cultural or civic uses. 3. Social clubs, lodges or assembly halls. 4. Public utility uses in accordance with § 67-61. 5. Private education institutions, libraries, museums and cultural facilities. 6. Funeral homes. 7. Community residences for the developmentally disabled, homes for victims of domestic violence.

NOTES:

1 [Amended 2-26-08 by Ord. No. 2008-1]

2Editor's Note: Former Uses A4 and 5, triplex residential units and quadruplex residential units, as amended 8-10-87 by Ord. No. 384, were repealed 3-28-88 by Ord. No. 394.

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 Schedule of District Regulations:
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 (Part 3)

District	Permitted Uses	Conditional Uses
LC	A. Principal uses: <ol style="list-style-type: none"> 1. Municipal buildings. 2. Administrative and executive offices or office buildings, including governmental and public utility uses. 3. Professional offices or office buildings which contain the offices of recognized professionals, including but not limited to the offices of a physician, attorney, dentist, surgeon, optician, architect, engineer, accountant, tax consultant, insurance broker or real estate broker. 4. Specified personal service establishments, barber, beauty, tailor or dressmaker shops. 5. Principal uses permitted by right in the R3 District. B. Accessory uses: <ol style="list-style-type: none"> 1. Accessory uses permitted by right in the R7 District. 	<ol style="list-style-type: none"> 1. Medical clinics. 2. Funeral homes. 3. Social clubs, lodges and assembly halls. 4. Private education institutions, libraries, museums and cultural facilities. 5. Dance or music studios.
C1	A. Principal uses: <ol style="list-style-type: none"> 1. Stores and shops for the conduct of retail business or the provision of personal services. 2. Banks, insurance, real estate and business offices. 3. Restaurants (except drive-in restaurants), indoor theaters and indoor commercial recreation facilities. 4. Newspaper printing facilities. 5. Public educational, recreational, cultural or civic uses. 6. Social clubs, lodges and assembly halls. 7. Administrative and research office facilities. 8. Apartments or apartment houses. B. Accessory uses: <ol style="list-style-type: none"> 1. Any use currently incidental to a permitted principal use. 	<ol style="list-style-type: none"> 1. Public utility uses (per § 67-61)¹ 2. Service stations (per § 67-60).¹
C2	A. Principal uses: <ol style="list-style-type: none"> 1. Any uses permitted by right in the C1 District. 2. Drive-in restaurants. 3. Service stations (per § 67-60).¹ 4. Sales and service of automobiles and small trucks. B. Accessory uses: <ol style="list-style-type: none"> 1. Any use customarily incidental to a permitted principal use. 	<ol style="list-style-type: none"> 1. Public utility uses (per § 67-61).¹

NOTES:

¹ [Amended 8-10-87 by Ord. No. 384]

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 (Part 4)

District	Permitted Uses	Conditional Uses
C3 ²	A. Principal uses: 1. Any use permitted by right in the C2 District, except for apartment houses, which are expressly excluded from the C3 District. B. Accessory uses: 1. Any use customarily incidental to a permitted principal use.	1. Public utility uses (per § 67-61). 2. Planned shopping centers as defined in Article XII, § 67-65.
SI	A. Principal uses: 1. Wholesale, warehousing and distribution facilities. 2. Retail establishments directly related to a wholesale or supply facility. B. Accessory uses: 1. Any use customarily incidental to a permitted principal use.	1. Public utility uses (per § 67-61). ¹
LI	A. Principal uses: 1. Wholesale, warehouse, distribution and transportation facilities. 2. Manufacturing, assembly, fabricating, processing or packaging (per § 67-66). ¹ B. Accessory uses: 1. Any use customarily incidental to a permitted principal use.	1. Public utility uses (per § 67-61). ¹

NOTES:

¹ [Amended 8-10-87 by Ord. No. 384]

² [Added 8-22-88 by Ord. No. 401]

**Schedule of District Regulations
Maximum-Minimum Building Standards—Part 3**

Zone	Type of use	Maximum gross density	Minimum lot area	Minimum lot width	Minimum lot depth	Minimum front yard ***	Minimum side yard ***	Minimum rear yard ***	Maximum height	Maximum impervious coverage	Minimum common open space
LI	Principal uses		3 acres	250	300	50	30	50	40		
	Accessory uses					50	20	20			
CR ⁴	Principal use—standard	.125 units per acre	8 acres	300	300	80	30	60	35	10	n/a
	Single-family Use cluster*	.125 units per acre (1:8)	16 acre tract 20,000 sf lots	100	150	100 feet state or county road 50 feet local road	25	40	35	50	50

NOTES:

*Minimum lot size: One (1) dimension, width or depth, must be greater than the minimum in order to achieve the minimum lot size.

**C1 District does not contain a minimum lot area. Any permitted uses may not exceed a floor area ratio of two and zero-tenths (2.0).

***All Zoning Districts [Added 6-14-11 by Ord. No. 2011-9]

Accessory structures under 100 sq. ft.
Accessory structures 100-200 sq. ft.
Accessory structures over 200 sq. ft.

1 ft. from rear and side property lines
5 ft. from rear and side property lines
to meet existing accessory use setbacks as listed in the
Schedule of District Regulations

HISTORIES:

¹[Added 3-28-88 by Ord. No. 394]

²[Added 8-22-88 by Ord. No. 401]

³[Amended 2-26-08 by Ord. No. 2008-1]

⁴[Amended 4-28-09 by Ord. No. 2009-10]

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**Woodstown Borough Zoning Ordinance
Schedule of District Regulations
Maximum-Minimum Building Standards—Part 1**

Zone	Type of use	Maximum gross density	Minimum lot area	Minimum lot width	Minimum lot depth	Minimum front yard ***	Minimum side yard ***	Minimum rear yard ***	Maximum height	Maximum impervious coverage	Minimum common open space
CONS	Principal uses		5 acres	300	400	80	30	60	35	5	5
	Accessory uses					80	25	25	35		
R1	Principal uses		5 acres	150	200	40	30	40	35	20	10
	Accessory uses					40	25	25	35		
R2	Principal uses		6,000	50	100	30	10	20	35	20	10
	Accessory uses					30	10	10	25		
R3	Principal uses										
	Single-family detached		6,000	50	100	30	10	20	35	20	10
	Twin/duplex		7,500	60	120	30	10	20	25		
R4	Accessory uses ¹					30	10	10	25		
	Principal uses		6,800	65	100	30	10	20	35	20	10
	Accessory uses					30	10	15	25		
R5 ³	Principal use	3 units per acre	8,000	70	100	35	15	25	35	30	20
	Accessory	—	—	—	—	Not permitted	10	10	25	—	—

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**Schedule of District Regulations
Maximum-Minimum Building Standards—Part 2**

Zone	Type of use	Maximum gross density	Minimum lot area	Minimum lot width	Minimum lot depth	Minimum front yard ***	Minimum side yard ***	Minimum rear yard ***	Maximum height	Maximum impervious coverage	Minimum common open space
R6 ³	Principal use- standard	2.5 units per acre	14,000	100	125	35	15	25	35	30	5
	Principal use- cluster*	2.5 units per acre	8,000	70	100	20	10	25	35	50	30
	Accessory	—	—	—	—	Not permitted	10	10	25	—	—
LC	Principal uses		6,000	30	100	30	10	20	35	20	10
	Accessory uses					30	10	10	25		
C1	Principal use		Floor area ratio 2.0**	30	100				40		
	Accessory uses								25		
C2	Principal Use		25,000	125	175	50	15	20	35	15	15
	Accessory uses					50	5	10	25		
C3 ²	Principal uses		25,000	125	175	50	15	20	35	15	65
	Shopping center		5 acres	400	400	150	15	40	35	25	55
S1	Accessory uses					5	10	25			
	Principal uses		1 acre	150	200	50	25	25	40		
	Accessory uses					50	15	10	35		

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