

**Summary of District Regulations for Subdivisions\*\*  
For Detached Single Family Development  
No cluster and frontage on a public road<sup>1</sup>**

<b>Zoning District</b>	<b>Minimum Lot Size</b>	<b>Width/ Frontage (feet)</b>	<b>Front Yard (feet)</b>	<b>Side Yard (feet)</b>	<b>Rear Yard (feet)</b>
<b>C-2<sup>2</sup></b>	5 Acres	250	75	50 100 total	100
<b>RC-1 Minor subdivisions<sup>3</sup></b>	5 Acres	250	75	50 100 total	100
<b>RC-2 Minor subdivisions<sup>3</sup></b>	5 Acres	250	75	50 100 total	100
<b>SC-1<sup>2</sup></b>	2 Acres	200	75	30 60 total	100
<b>SF-1 Minor subdivisions (3 lots or less)</b>	30,000 sf w/public water & sewer or 2 acres <sup>4</sup>	100 <sup>5</sup>	35	15 30 total 30 corner	30
<b>SF-1 Major subdivision Net Density<sup>6</sup> of 2 units/ acre</b>	10,000 sf w/public water & sewer or 2 acres <sup>4</sup>	80 <sup>5</sup>	35	15 30 total 30 corner	30
<b>HC-1</b>	1 Acre	125	50	25 50 total	100

<sup>1</sup> Pursuant to Section 15-30 of the Subdivision Ordinance, lots within major subdivisions (3 lots or more) shall not front on existing public streets that are not part of a recorded subdivision.

<sup>2</sup> For cluster development in C-2 or SC-1, see Official Schedule of District Regulations for minimum size and setbacks for each and Section 5.4 Conservation and countryside district development provisions in the Zoning Ordinance.

<sup>3</sup> Pursuant to Section 15-21.1 Major Subdivisions (4 lots or more) are **NOT** permitted in Agricultural Zones (RC-1 and RC-2)

<sup>4</sup> Pursuant to Section 15-14 and 15-15 of the Subdivision Ordinance, lots less than 2 acres must connect to public water and sewer.

<sup>5</sup> Pursuant to Sections 15-19 and 15-22 of the Subdivision Ordinance, lots with frontage less than 125 feet must provide curb, gutter, sidewalks and street lights

<sup>6</sup> **Density, net:** A unit of measure; the number of dwelling units per acre of the net acreage. (Ord. of 7-6-2004)

**Acreage, net:** A unit of measure; gross acreage less the land area for (1) existing or proposed street rights-of-way; (2) ponds, lakes, or other impounded water bodies; (3) wetlands; (4) areas with slopes in excess of twenty (20) percent; (5) existing or proposed utility and stormwater management easements greater than twenty (20) feet in width; (6) existing or proposed sites for utility and stormwater management facilities; and (7) other property reserved or dedicated for public ownership (parks, school sites, etc.) provided that the reduction for this purpose shall not exceed ten percent (10%) of gross acreage. When determining net acreage, the land area to be deducted for proposed street rights-of-way shall be thirteen percent (13%) of the gross acreage. (Ord. of 7-6-2004)

**\*\*For more complete information refer to the Gloucester County Subdivision and Zoning Ordinances or contact the Planning Department.**

**Single Family Detached Dwelling  
Minor Subdivisions<sup>1</sup> with frontage on a PRIVATE road<sup>2</sup>**

<b>Zoning District</b>	<b>Minimum Lot Size</b>	<b>Width/ Frontage (feet)</b>	<b>Front Yard (feet)</b>	<b>Side Yard (feet)</b>	<b>Rear Yard (feet)</b>
<b>C-2</b>	5 Acres	250	75	50 100 total	100
<b>RC-1</b>	5 Acres	250	75	50 100 total	100
<b>RC-2</b>	5 Acres	250	75	50 100 total	100
<b>SC-1</b>	5 Acres	200	75	30 60 total	100
<b>SF-1</b>	5 Acres	100	35	15 30 total 30 corner	30
<b>HC-1</b>	5 Acres	125	50	25 50 total	100

<sup>1</sup> Minor Subdivision – Three lots or less.

<sup>2</sup> See Section 15-31 of the Subdivision Ordinance for additional provisions regarding private streets. Pursuant to Section 15-31(c), the existing or proposed private road serving the lot created may serve no more than three lots or dwelling units in total.

**For more complete information refer to the Gloucester County Subdivision and Zoning Ordinances or contact the Planning Department.**