

Mountain Creek Redevelopment Area  
Bulk Standards Per  
Ordinance # 06-35

Buildings shall be set back a minimum distance of ten (10) feet from any public right-of-way. Otherwise, there shall be no required minimum setback, except as may be required for emergency access and fire safety.

Except as modified by this Ordinance, the bulk criteria of the CR zone district contained in the Land Development Ordinance as currently in effect as of the date of adoption of this Ordinance shall apply and is incorporated herein by reference.

See ordinance # 06-35 for a more detailed description of the bulk requirements.

Note: Only the easterly corner of Block 150, Lot 11 being above the tree line is in the redevelopment area.

McAfee Village Commercial/Resort Redevelopment Area  
(MVCR)  
Bulk Standards Per  
Ordinance # 08-03

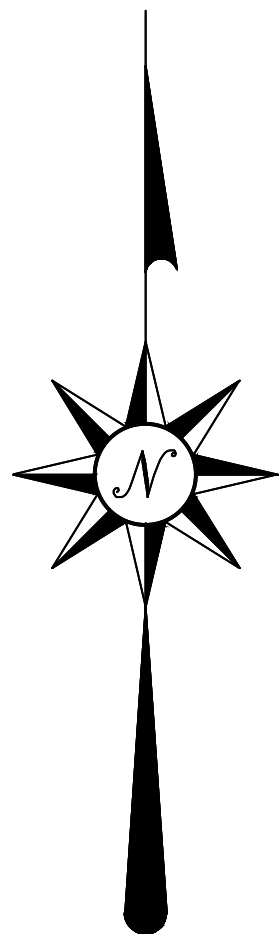
Buildings shall be set back a minimum distance of ten (10) feet from any public right-of-way. A front yard set back of a minimum of thirty (30) feet is required.

See ordinance # 08-03 for a more detailed description of the bulk requirements.

McAfee Village Mixed Use Redevelopment Area  
(MVMU)  
Bulk Standards Per  
Ordinance # 08-04

Buildings shall be set back a minimum distance of ten (10) feet from any public right-of-way. A front yard set back of a minimum of fifteen (15) feet is required. Otherwise, there shall be no required minimum setback, except as may be required for emergency access and fire safety.

See ordinance # 08-04 for a more detailed description of the bulk requirements.



LAND DEVELOPMENT									
330 Attachment 3									
SCHEDULE B Bulk and Yard Requirements Township of Vernon, Sussex County, New Jersey [Amended 12-13-2004 by Ord. No. 04-38; 9-26-2005 by Ord. No. 05-21]									
Zoning District	Minimum Lot Area (square feet or acre)	Minimum Lot Width (feet)	Minimum Front Yard Setback (feet)	Minimum Side Yard Setback (feet)	Minimum Rear Yard Setback (feet)	Maximum Building Height (feet/stories)	Maximum Building Coverage (percent)	Maximum Lot Coverage (percent)	
R-1	5 ac.	250	75	25	75	35/2 1/2	10%	15%	
R-2	3 ac.	200	75	25	75	35/2 1/2	15%	20%	
R-3	30,000 sf	125	50	15	50	35/2 1/2	20%	30%	
R-4	10,000 sf	100	50	15	50	35/2 1/2	20%	30%	
PLC	10,000 sf	100	40	10	25	35/2 1/2	25%	35%	
C-1	20,000 sf	100	25	10	20	30/2	35%	75%	
C-2	30,000 sf	125	50	15	40	30/2	30%	60%	
C-3	40,000 sf	150	75	20	50	35/3	25%	50%	
CR	10 ac.	250	100	100	100	30/2	10%	25%	
SR	40 ac.	250	100	50	60	30/2	10%	25%	
LI	40,000 sf	150	75	25	50	30/2	30%	60%	
AET	2 ac.	250	75	25	100	30/2	10%	15%	
CON	5 ac.	250	75	35	100	35/2 1/2	10%	15%	
TC	n/a	120	14 (1)	7.5	5	50 (2)	n/a	n/a	

NOTES:

1 Smaller requirement assumes sewer connection.

2 Fifteen feet from right-of-way line or 20 feet from lot line, whichever is less.

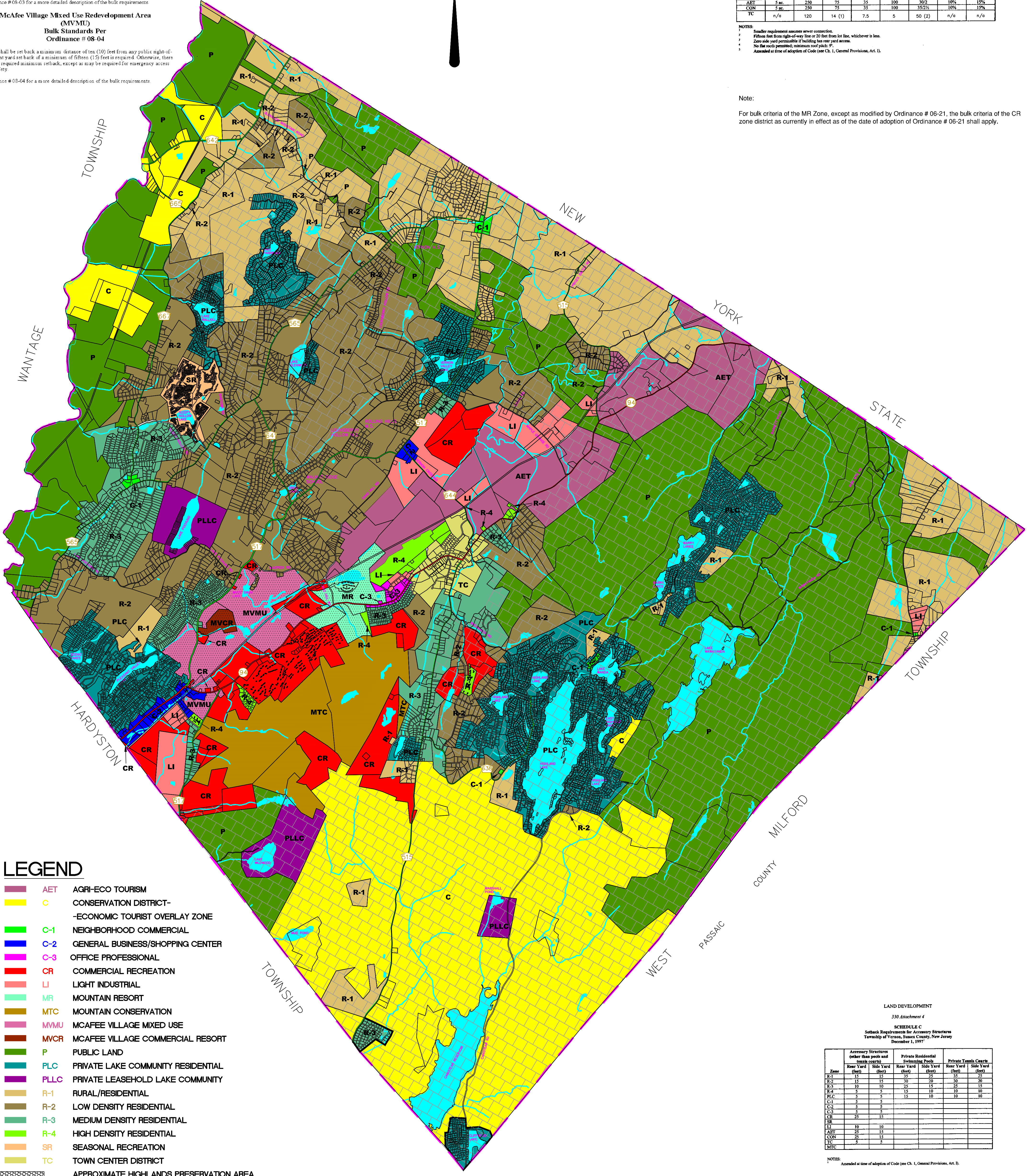
3 Zero side yard permissible if building has rear yard access.

4 No lot split permitted; minimum lot split: 1/4.

5 Amended at time of adoption of Code (see Ch. 1, General Provisions, Art. II).

Note:

For bulk criteria of the MR Zone, except as modified by Ordinance # 06-21, the bulk criteria of the CR zone district as currently in effect as of the date of adoption of Ordinance # 06-21 shall apply.



Notes:

This map supersedes the map entitled "Zoning Map", prepared by Heyer, Gruel & Associates, adopted December 14, 1998, revised May 8, 2000. (Ordinance #01-02)

REFERENCES

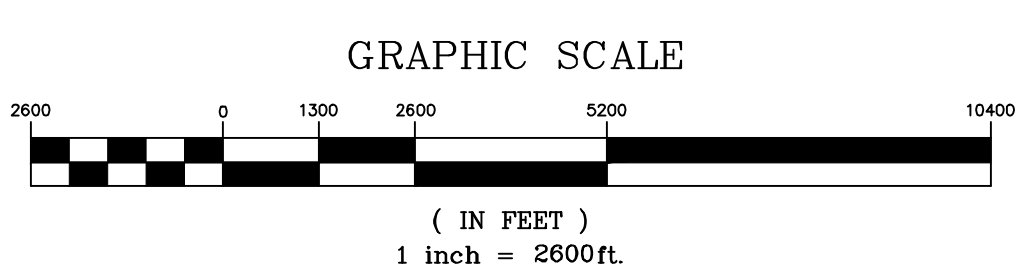
VERNON TOWNSHIP TAX MAPS.


2004 MASTER PLAN AMENDMENT, PREPARED BY MASER CONSULTING ON 7-14-2004.

ZONING MAP PREPARED BY HEYER, GRUEL & ASSOCIATES, PA, LAST REVISED 5/8/2000.

ORDINANCES AS STATED HEREON.

REV.	DATE	DRAWN BY	DESCRIPTION
5	3/27/17	CLS	CORRECTED ZONE DESIGNATIONS FOR VARIOUS LOTS PER ORDINANCE #17-03 (HPA)
4	5/13/16	CLS	CORRECTED BOUNDARY OF C-3 & R-4 ZONE DISTRICTS PER ORDINANCE #16-14 (HPA)
3	3/23/15	CLS	CORRECTED BOUNDARY OF AET & TC ZONE DISTRICTS PER ORDINANCE #15-01 (HPA)
2	9/9/14	CLS	CORRECTED ZONE DESIGNATION FOR BLOCK 184 LOT 18.01 PROPERTY (HPA)
1	12/14/12	JJH	REPLACED TC & VTC ZONES WITH TCD ZONE
0	1/22/09	JJH	ZONING MAP ADOPTED ON 2/28/2009, EFFECTIVE DATE 3/16/09, PER ORDINANCE #09-04






HAROLD E. PELLOW & ASSOCIATES, INC.

CERTIFICATE OF AUTHORIZATION No. 24GA27959300

CONSULTING ENGINEERS

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**Township of Vernon**

**Engineering Department**

Louis M. Kneip, PE, PP, CME      John J. Hanlon, LS

21 Church Street P.O. Box 340 Vernon Township, New Jersey

PROJECT NAME: ZONING MAP

DWG NAME: ZONING MAP.DWG	SCALE: AS SHOWN
DATE: 1/22/09	DESIGN BY: JJH
SHEET NUMBER: 1 of 1	

**ZONING MAP**

TOWNSHIP OF VERNON      SUSSEX COUNTY      NEW JERSEY