

DEVELOPMENT REGULATIONS

95 Attachment 4

Manalapan Township Development Regulations Exhibit 5-2B Schedule of Minimum Required Buffer Areas (§ 95-5.1)

<p>Landscaped buffer areas designed in accordance with § 95-8.5D, Buffering and screening, of this chapter shall be provided in the zones indicated as set forth in this schedule.</p> <p>Buffers shall be measured from property lines.</p> <p>In the C-1, C-2, C-2M (nonresidential uses only), C-3, LI, LB-Tennent, LB-Wilson Avenue, LB-Smithburg, LB-Millhurst, SED and SED-20/W Zone Districts, buffers shall be required along the line of any lot that adjoins any residential district except that no buffer shall be required along a side or rear lot line that coincides with a state or federal highway. Buffering may also be required by the approving authority in accordance with § 95-8.5D.</p>		
1.	C-1 District	<p>In the C-1 Zone District, the buffer area shall have a minimum width of 100 feet plus one foot of additional width for each one-foot interval or fraction thereof of height of the principal building exceeding 15 feet.</p> <p>Where the lot abuts a residential district, the minimum yard adjacent to the residential district shall be increased by 50 feet.</p>
2.	C-2, C-2M and LI Districts	<p>In the C-2, C-2M and LI Zone Districts, the buffer area shall have a minimum width of 50 feet plus one foot of additional width for each one-foot interval or fraction thereof of height of the principal building exceeding 15 feet.</p> <p>Where the lot abuts a residential district, the minimum yard adjacent to the residential district shall be increased by 25 feet.</p>
3.	C-3, OP, and LB Districts	<p>IN the C-3, OP, LB-Tennent, LB-Wilson Avenue, LB-Smithburg and LB-Millhurst Zone Districts, the buffer area shall have a minimum width of 50 feet plus one foot additional width for each one foot interval or fraction thereof of height of the principal building exceeding 15 feet.</p>
4.	SED-5, SED-20 and SED-20/W Districts	<p>In the SED-5, SED-20 and SED-20/W Zone Districts, the buffer area shall have a minimum width of 50 feet plus one foot additional width for each one foot interval or fraction thereof of height of the principal building.</p> <p>Where the lot abuts a residential district, the minimum yard depth adjacent to the residential district shall be increased to 200 feet.</p>
5.	R-T District	<p>In the R-T Zone District, each nonresidential use shall provide buffers along side and rear property lines abutting a residential use or any residential zone district other than an R-T zone district. Buffering may be required along a front property line if the municipal agency determines that there is a need to shield the site from surrounding properties and minimize adverse impacts, such as incompatible land uses, noise, glaring light or traffic.</p> <p>Where required, the R-T buffer areas shall be at least 50 feet in width. Where 50 feet is infeasible because of established development patterns, the municipal agency may consider alternate designs that would create an effective buffer.</p>
6.	OP-3 and OP-10 District	<p>In the OP-3 and OP-10 Zone Districts, a buffer shall be required along the line of any lot adjoining any residential district. The buffer area shall have a minimum width of 100 feet plus one foot of additional width for each one-foot interval or fraction thereof of height of the principal building on the lot adjacent to the residential zone district.</p> <p>Where a lot abuts a residential district, the minimum yard depth adjacent to the residential district shall be 200 feet.</p>
7.	OP-10A District	<p>In the OP-10A Zone District, along the line of any lot that is contiguous to a residential district, a buffer shall be required. The buffer area shall have a minimum width of 50 feet.</p>