

**TABLE OF CONTENTS
LAND DEVELOPMENT ORDINANCE
BOROUGH OF WEST WILDWOOD
COUNTY OF CAPE MAY**

SECTION I GENERAL PROVISIONS

1 – 1	Title	Page 1
1 – 2	Short Title	Page 1
1 – 3	Purpose	Pages 1 – 2
1 – 4	Interpretation of Standards	Page 2
1 – 5	Prohibited Uses	Page 2
1 – 6	Applicability of Definitions	Page 2
1 – 7	Establishment of Control	Page 2 – 3
1 – 8	Compliance	Page 3
1 – 9	Types of Controls	Page 3

SECTION II DEFINITIONS

1 – 10	Word Usage	Page 1
1 – 11	Definitions	Pages 1 – 25

SECTION III ZONING DISTRICTS, RULES AND REGULATIONS

1 – 12	Establishment of Zoning Districts	Page 1
1 – 13	Effect of Establishment of Districts	Page 1
1 – 14	Zoning Map	Page 1
1 – 15	Interpretation of District Boundaries	Pages 1 – 2
1 – 16	Principal Building Per Lot	Page 2

1 – 17	General District Regulations	Page 2
1 – 18	Permitted Uses	Page 2
1 – 19	Prohibited Uses	Pages 2 – 3
1 – 20	Conditional Uses	Pages 3 – 4
1 – 21	Uses Requiring Site Plan Approval	Pages 4 - 5
1 – 22	Waiver of Site Plan and Subdivision Review	Page 5
1 – 23	Planning Board / Zoning Board Jurisdiction	Page 5
1 – 24	Bylaws	Page 5

SECTION IV R-1 RESIDENTIAL ZONE

1 – 25	Permitted Uses	Page 1
1 – 26	Accessory Uses	Page 1
1 – 27	Conditional Uses	Page 1
1 – 28	Area and Bulk Regulations	Page 2

SECTION V TC – TOWN COMMERCIAL ZONE

1 – 29	Permitted Uses	Page 1
1 – 30	Accessory Uses	Page 1
1 – 31	Conditional Uses	Page 1
1 – 32	Replaced with 1-28 in Section IV	

SECTION VI MARINE COMMERCIAL ZONE

1 – 33	Permitted Uses	Page 1
1 – 34	Accessory Uses	Page 1
1 – 35	Conditional Uses	Page 1
1 – 36	Area and Bulk Regulations	Pages 1 – 2

SECTION VII CONSERVATION ZONE

1 – 37 Permitted Uses Page 1
1 – 37(A) Bulkheads Page 1

SECTION VIII EXCEPTIONS AND SUPPLEMENTAL REGULATIONS

1 – 38 Non-Conforming Uses Page 1
1 – 39 Additions and Alterations to Non-Conforming Buildings Page 1
1 – 40 Non-Conforming Lots of Record Pages 1 – 2
1 – 41 Accessory Buildings, Structures, Uses Page 2
1 – 42 Landscaping in all Zones Page 3
1 – 43 Public Sidewalk Displays Page 3
1 – 44 Exceptions and supplemental Requirements to Bulk and
Area Regulations Page 3
1 – 45 Vehicular Access to Private Property Pages 3 – 4
1 – 46 Off-Street Parking and Loading Requirements Page 4
1 – 47 Signs Page 4
1 – 48 Special Agreements Page 4
1 – 49 Grading of Lot Page 4
1 – 50 Setbacks Page 4
1 – 51 Patios Page 5
1 – 52 Private Residential Swimming Pools Page 5
1 – 53 Fences and Walls Pages 5 – 6
1 – 54 Home Occupations and Family Daycare Homes Pages 6 – 7
1 – 55 Childcare Centers Pages 7 – 8

1 – 56	Community Residences for the Developmentally Disabled and / or Community Shelters for Domestic Violence	Page 8
---------------	--	--------

SECTION IX DESIGN STANDARDS FOR SUBDIVISIONS AND SITE PLANS

1 – 57	General Interest	Pages 1 – 2
1 – 58	Landscape Transition Areas, Buffers, Natural Features, Landscaping and Landscape Plans	Pages 2 – 7
1 – 59	Parking, Loading, Storage and Recycling Requirements	Pages 7 – 14
1 – 60	Circulation, Parking, Driveways and Loading Area Design Standards	Pages 14 – 18
1 – 61	Streets	Page 19
1 – 62	Lots	Page 20
1 – 63	Easements	Page 20
1 – 64	Construction Standards for Specific Improvements	Pages 20 – 23
1 – 65	Lighting	Page 23
1 – 66	Buffers	Page 24
1 – 67	Signs	Pages 24 – 28
1 – 68	Utilities	Page 29
1 – 69	Street Furniture	Page 29
1 – 70	Building site Design Principles	Pages 30 – 31
1 – 71	Airborne Emissions	Page 31
1 – 72	Noise	Page 32
1 – 73	Glare and Heat	Page 32

1 – 74	Storage and Waste Disposal	Page 33
1 – 75	Drainage	Page 33
1 – 76	Odor	Page 34
1 – 77	Ventilation	Page 34
1 – 78	Vibration	Page 34
1 – 79	Toxic and Radioactive Substances	Page 34
1 – 80	Electrical and / or Electronic Devices	Page 34
1 – 81	Soil Protection	Page 35
1 – 82	Monuments	Page 35
1 – 83	Street Lighting	Page 35
1 – 84	Critical Areas	Pages 35 – 44

SECTION X PLANNING BOARD

1 – 85	Establishment of the Planning Board	Pages 1 – 3
1 – 86	Planning Board Meetings	Pages 3 – 4
1 – 87	Powers and Jurisdiction of the Planning Board	Pages 4 – 7
1 – 88	Provisions Applicable to the Planning Board	Pages 7 – 12
1 – 89	Appeal of Decisions	Page 12
1 – 90	Notice of Decisions	Page 12
1 – 91	Fees	Pages 12 – 13
1 – 92	Application by Corporation or Partnership	Page 13
1 – 93	Payment of Taxes	Page 13

SECTION XI DEVELOPMENT APPLICATION REVIEW PROCEDURE

1 – 94	Application of Requirements	Pages 1 – 2
1 – 95	Exception of Specific Subdivision and Site Plan Requirements	Pages 2 – 8
1 – 96	Submission of Minor Subdivision Plats and Minor Site Plans	Pages 2 – 8
1 – 97	Submission of the Preliminary Major Subdivision Plats and Preliminary Major Site Plans	Pages 8 – 18
1 – 98	Submission of Final Major Subdivision Plats and Final Major Site Plans	Pages 19 – 25
1 – 99	Use and Bulk Variance Application Checklist	Pages 25 – 27
1 – 100	Concept Plan Checklist	Pages 28 – 30
1 – 101	Minor Subdivision Plat and Minor Site Plan Checklist	Pages 30 – 32
1 – 102	Preliminary Major Subdivision Plats and Major Site Plan Checklist	Pages 33 – 38
1 – 103	Final Major Subdivision Plats and Final Major Site Plan Checklist	Pages 38 – 41

**SECTION XII GUARANTEES, INSPECTIONS AND OFF-TRACT
IMPROVEMENTS**

1 – 104	Fees	Pages 1 – 5
1 – 105	Off-Tract Improvements	Pages 5 – 8

**SECTION XIII ADMINISTRATION, ENFORCEMENT, VIOLATIONS AND
PENALTIES**

1 – 106	Administration	Page 1
1 – 107	Enforcement	Page 1

1 – 108 Certificate of Occupancy Pages 1 – 2
1 – 109 Violations and Penalties Page 3
1 – 110 Selling Land Before Final Subdivision Approval Page 3

SECTION XIV VALIDITY OF ORDINANCE

1 – 111 Separability Page 1
1 – 112 Construction and Application of Regulations Page 1
1 – 113 Repealer Page 1
1 – 114 Effective Date Page 1

APPENDIX

Planning Board Meeting Organization Page 1
Zoning District Map