

#26-25

**AN ORDINANCE OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY,
ADOPTING PORTIONS OF THE GENERAL REEXAMINATION OF THE MASTER PLAN REVISING VARIOUS
SECTIONS OF CHAPTER 245 OF THE TOWNSHIP CODE ENTITLED “LAND USE AND DEVELOPMENT”**

NOW, THEREFORE, BE IT ORDAINED by the Township Council of the Township of Manchester, County of Ocean, State of New Jersey, that pursuant to portions of the General Reexamination of the Master Plan of the Township, adopted January 6, 2026, the Township Code is hereby amended and supplemented as follows:

SECTION 1. Chapter 245 of the Township Code of the Township of Manchester, entitled “Land Use and Development” is hereby amended and supplemented so as to amend Section 245-23, entitled “Zoning Districts,” to revise subsection B, which shall now read as follows:

§ 245-23 Zoning Districts

B. CAFRA Area and Pinelands National Reserve Area Zoning Districts.

- R-A Rural Agriculture
- R-20 Residential 20,000 square feet
- R-40 Residential 40,000 square feet
- R-15 Residential 15,000 square feet
- R-14 Residential 14,000 square feet
- R-10 Residential 10,000 square feet
- R-10A Residential 10,000 square feet
- RC Retirement Community
- RC-2 Retirement Community - 2

POSTED ON WEBSITE 3/11/2026 TLG

| | |
|-----------------|---------------------------------------|
| MF | Multifamily |
| MF-6 | Multifamily Overlay |
| MP | Mobile Home Park |
| FA-R | Forest Area - Receiving Area |
| FA-S | Forest Area - Sending Area |
| OR-LI | Office, Research and Light Industrial |
| O-P | Office Professional |
| B-1 | Business |
| HD-3 | Highway Development - 3 acres |
| HD-3A | Highway Development - 3 acres |
| HD-10 | Highway Development - 10 acres |
| LI | Light Industrial |
| TC | Town Center |

SECTION 2. Appendix 6 Zoning Schedule A of Chapter 245 (Land Use and Development) is hereby amended as follows:

245 Attachment 6

Township of Manchester

Appendix 6
Zoning Schedules A through G

Schedule A
CAFRA Area and Pinelands National Reserve Area Zoning Districts Schedule

| Schedule A – CAFRA Area and Pinelands National Reserve Area Zoning Districts Schedule | | | | | | | | | | | | | | | | |
|---|----------------------|--|----------------------------------|------------------|-----------------------------------|---------------------------|-----------------|------------------|---------------------------------|-------------|--------------------------------|-------------------------------|--------------------------|-----------------------------------|---|----------------------------------|
| Zone | Notes | Minimum Lot Requirements | | | | Minimum Yard Requirements | | | | | Maximum Site Improvement Ratio | Maximum Building Coverage (%) | Maximum Lot Coverage (%) | Maximum Building Height (stories) | Maximum Building Height (feet) ⁷ | Minimum Floor Area (square feet) |
| | | | | | | Principal Building | | | Accessory Building ² | | | | | | | |
| | | Area (square feet) | Lot Frontage (feet) ¹ | Lot Width (feet) | Improvable Lot Area (square feet) | Front (feet) | Rear (feet) | Each Side (feet) | Rear (feet) | Side (feet) | | | | | | |
| RA | | 1 acre | 150 | 150 | 27,000 | 50 | 30 | 25 | 10 | 15 | N/A | 25% | 25% | 3 | 40 | |
| R-40 | | 40,000 | 200 | 200 | 18,700 | 50 | 50 | 25 | 25 | 25 | N/A | 25% | 25% | 2.5 | 35 | |
| R-20 | ¹² | 20,000 | 100 | 125 | 11,200 | 40 | 40 | 15 | 10 | 10 | N/A | 25% | 25% | 2.5 | 35 | |
| R-15 | ^{9, 13} | 15,000 | 100 | 100 | 9,600 | 30 | 26 | 12 | 10 | 6 | N/A | 25% | 30% | 2.5 | 35 | |
| R-14 | ^{9, 13} | 14,000 | 100 | 100 | 8,800 | 30 | 26 | 12 | 10 | 6 | N/A | 25% | 30% | 2.5 | 35 | |
| R-10 | ^{9, 10, 13} | 10,000 | 100 | 100 | 5,800 | 30 | 26 | 10 | 5 | 5 | N/A | 25% | 35% | 2.5 | 35 | |
| R-10A | ^{9, 13} | 10,000 | 75 | 75 | 6,300 | 30 | 26 | 10 | 5 | 5 | N/A | 25% | 35% | 2.5 | 35 | |
| RC | | Same as R-40 (Also see § 245-67, Planned retirement communities; § 245-73 Senior citizen light care; and § 245-75 Continuing care for the elderly) | | | | | | | | | | | | | | |
| RC-2 | | See § 245-31H, RC-2 Planned Retirement Community-2 | | | | | | | | | | | | | | |
| MF | ¹¹ | See § 245-31S. (Also see § 245-74, Townhouse developments) | | | | | | | | | | | | | | |
| MP | | Same as R-40 (Also see Chapter 267, Mobile Homes and Trailers) | | | | | | | | | | | | | | |
| OR-LI | | 3 acres | 200 | 200 | 40,000 | 75 | 50 | 50 | 20 | 20 | 0.20 | 20% | 65% | 3 | 40 | 4,000 |
| O-P | ⁴ | 40,000 | 200 | 200 | 18,750 | 50 ⁴ | 50 ⁴ | 50 | 50 | 50 | 0.20 | 20% | 65% | 3 | 40 | 2,000 |

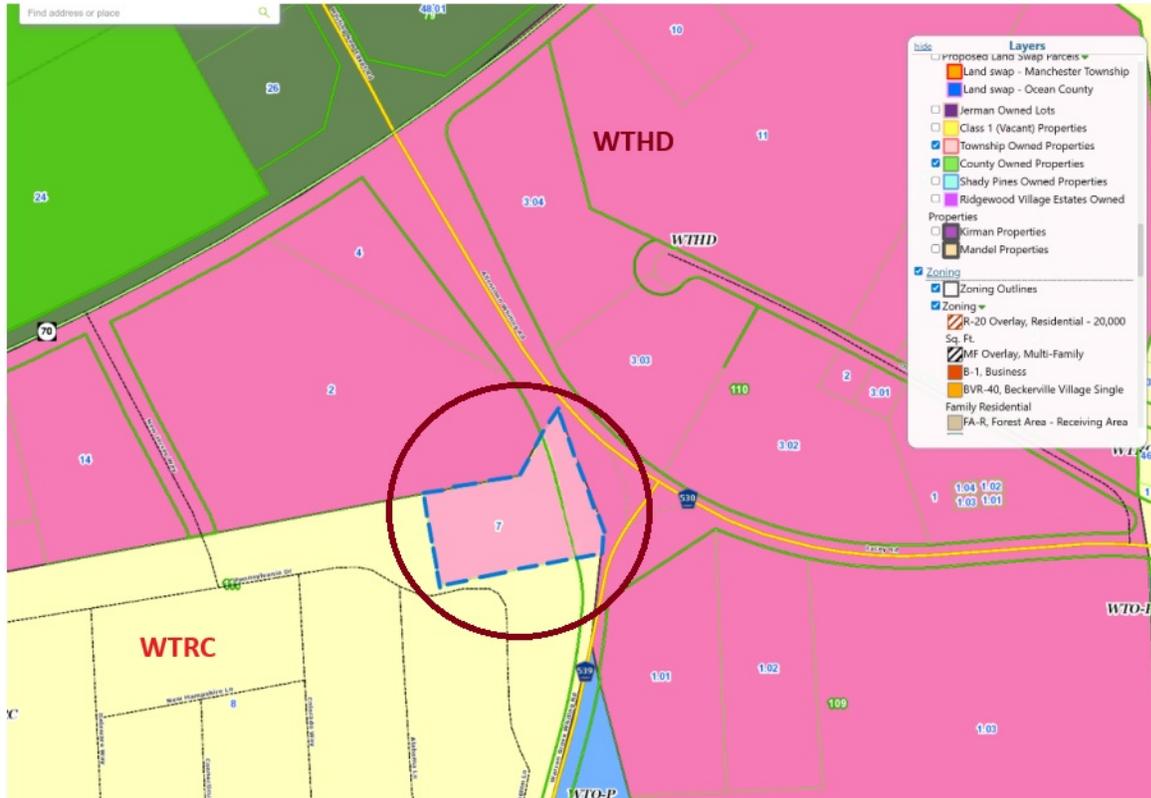
Schedule A – CAFRA Area and Pinelands National Reserve Area Zoning Districts Schedule

| Zone | Notes | Minimum Lot Requirements | | | | Minimum Yard Requirements | | | | | Maximum Site Improvement Ratio | Maximum Building Coverage (%) | Maximum Lot Coverage (%) | Maximum Building Height (stories) | Maximum Building Height (feet) ⁷ | Minimum Floor Area (square feet) |
|-------|----------------|--------------------------|----------------------------------|------------------|-----------------------------------|---------------------------|-----------------|------------------|---------------------------------|--------------|--------------------------------|-------------------------------|--------------------------|-----------------------------------|---|----------------------------------|
| | | | | | | Principal Building | | | Accessory Building ² | | | | | | | |
| | | Area (square feet) | Lot Frontage (feet) ¹ | Lot Width (feet) | Improvable Lot Area (square feet) | Front (feet) | Rear (feet) | Each Side (feet) | Rear (feet) | Side (feet) | | | | | | |
| B-1 | | 1 acre | 150 | 150 | 20,000 | 50 | 25 | 20 | 10 | 10 | 0.20 | 20% | 65% | 3 | 40 | 1,500 |
| HD-3 | ^{4+†} | 3 acres | 300 | 300 | 40,000 | 100 | 50 ⁴ | 50 ⁴ | 50 | 50 | 0.18 | 18% | 65% | 3 | 40 | 15,000 |
| HD-3A | ⁵ | 3 acres | 300 | 300 | 40,000 | 100 | 100 | ⁵ | 100 | ⁵ | 0.18 | 18% | 65% | 3 | 40 | 15,000 |
| HD-10 | ⁶ | 10 acres | 500 | 500 | 200,000 | 400 | 75 | 75 | 50 | 50 | 0.15 | 15% | 80% | 3 | 40 | 60,000 |
| TC | | 10 acres | 500 | 500 | 200,000 | 100 | 75 | 75 | 50 | 50 | 0.15 | 15% | 60% | N/A | 35 | 60,000 |
| LI | | 3 acres | 250 | 250 | 107,400 | 100 | 50 | 50 | 50 | 50 | 0.20 | 20% | 65% | 3 | 40 | 15,000 |
| FA-R | | 20 acres | 200 | 200 | 1 acre | 50 | 50 | 40 | 20 | 20 | N/A | 10% | N/A | N/A | 35 | |
| FA-S | | 20 acres | 300 | 300 | 1 acre | 100 | 50 | 40 | 20 | 20 | N/A | 10% | N/A | N/A | 35 | |

NOTES:

- ¹ See definition of “lot frontage” for allowable reductions.
- ² In all zones, barns, animal shelters and animal pens shall maintain a minimum fifty-foot setback from all property lines.
- ³ (Reserved)
- ⁴ Minimum rear and/or side yard shall be 60 feet when yard is adjacent to residential zoning districts.
- ⁵ Minimum side yard setbacks of HD-3A District are 100 feet along western and northern property lines and 15 feet along eastern property line.
- ⁶ Planned commercial development option permitted on a minimum forty-acre tract area. Planned commercial lots must comply with the HD-3 Zoning District regulations.
- ⁷ Maximum building height for an accessory garage shall be 16 feet. All other accessory buildings shall have a maximum height of 12 feet. Accessory structures shall not exceed 1,000 square feet.
- ⁸ Maximum building height for a single-family residence shall be 35 feet measured from average grade plane.
- ⁹ The first floor elevation shall not be less than 24 inches, nor more than 48 inches above the average elevation of the crown of the road in front of the property in question in the R-10, R-10A, R-15, and R-14 Zones.
- ¹⁰ Undersized lots shall be subject to building height limitations set forth in § 245-31E(6)(b).
- ~~¹¹ The HD-3/MF Overlay shall be subject to the regulations of § 245-31S. [repealed]~~
- ¹² For development of 10 lots or more, bulk requirement is average of 20,000 square feet.
- ¹³ For corner lots that are conforming with respect to lot area, width and frontage, the minimum improvable lot area requirement shall not apply.

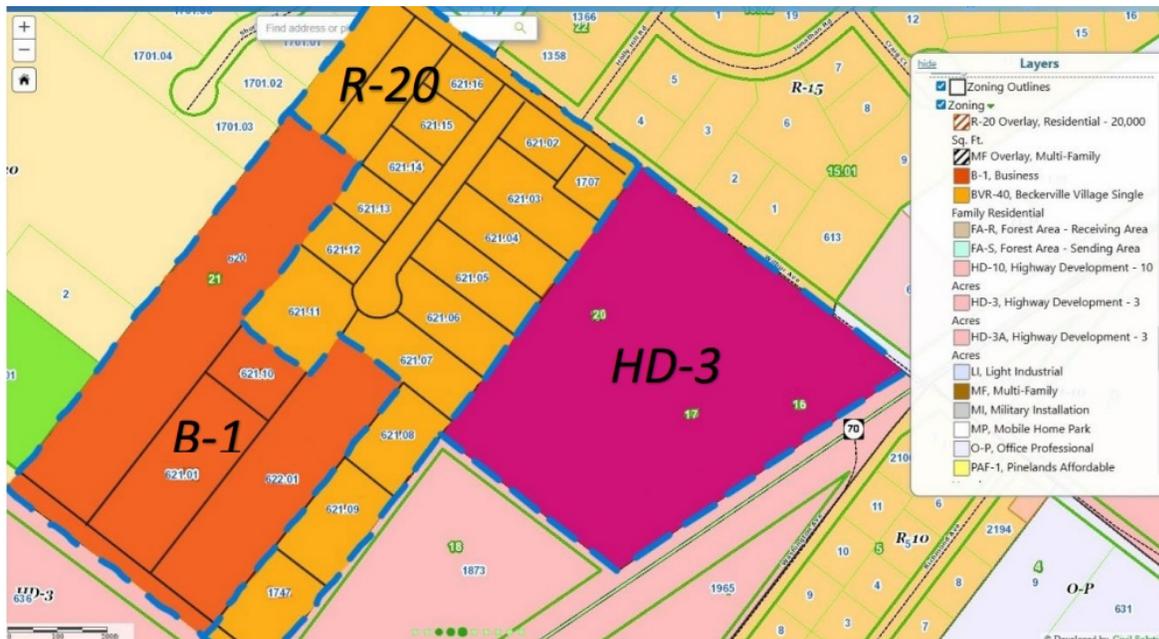
SECTION 3. Appendix 8 (Zoning Map) of Chapter 245 (Land Use and Development) is hereby amended as follows:



BLOCK 111, ,LOT 7 REZONE FROM WTRC to WTHD



EXISTING HD-3/MF & B-1/R-20 OVERLAYS



PROPOSED ZONING WITHOUT OVERLAY (S)

SECTION 4. All ordinances or parts of ordinances inconsistent herewith are hereby repealed.

SECTION 5. If any section, subsection, sentence, clause, phrase or portion of this ordinance is for any reason held to be invalid or unconstitutional by a court of competent jurisdiction, such portion shall be deemed a separate, distinct and independent provision, and such holding shall not affect the validity of the remaining portions hereof.

SECTION 6. After introduction of this ordinance, the Township Clerk shall send a copy of this ordinance to the Township Planning Board for its review and comment and to all other persons entitled to notice pursuant to N.J.S.A. 40:55D-15 and N.J.S.A. 40:55D-63 (if required). The Township Clerk shall also send a copy of the ordinance to the Ocean County Planning Board pursuant to N.J.S.A. 40:55D-16.

NOTICE

NOTICE IS HEREBY GIVEN that the foregoing ordinance was introduced and passed by the Township Council of the Township of Manchester on first reading at a meeting held on the 9th day of March 2026 at 6:00 pm. The Ordinance will be considered for second and final reading at a meeting of the Township Council which is scheduled for the 23rd day of March, 2026, at 6:00 pm or as soon thereafter as the matter may be reached, at the Municipal Building located at 1 Colonial Drive, Manchester, New Jersey 08759, at which time the public is invited to ask questions, raise objections, or provide public comment with regard to the proposed adoption of this Ordinance.

TERI GIERCYK, RMC/CMC

Municipal Clerk