

**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	100 <sup>4</sup>	35	15 30 total	30
<b>SF-1 Major subdivision</b>	10,000 sf	80 <sup>5</sup>	35	15 30 total	30

**\*\*For more complete information refer to the Gloucester County  
Subdivision and Zoning Ordinances or  
contact the Planning Department at (804) 693-1224.**

<sup>1</sup> Pursuant to Section 15-30 of the Subdivision Ordinance, lots within major subdivisions (4 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 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. *However, for minor subdivisions where there is no curb, gutter, or sidewalk in the vicinity, this requirement may be waived pursuant to §15-8 of the Subdivision Ordinance.*

<sup>5</sup> Lots with public water and sewer have an 80' minimum lot width; otherwise, 100' minimum.

**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

<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.

**Last revised April 17, 2019**