

Summary of District Regulations for Subdivisions**
For Detached Single Family Development
 No cluster and frontage on a **PUBLIC** road¹

Zoning District	Minimum Lot Size	Width/ Frontage (feet)	Front Yard (feet)	Side Yard (feet)	Rear Yard (feet)
C-2²	5 Acres	250	75	50 100 total	100
RC-1 Minor subdivisions³	5 Acres	250	75	50 100 total	100
RC-2 Minor subdivisions³	5 Acres	250	75	50 100 total	100
SC-1²	2 Acres	200	75	30 60 total	100
SF-1 Minor subdivisions (3 lots or less)	30,000 sf	100 ⁴	35	15 30 total	30
SF-1 Major subdivision	10,000 sf	80 ⁵	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.**

¹ 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.

² For cluster development in C-2 or SC-1, see the Zoning Ordinance Section 9B-9.50 Dwelling, single family detached, cluster for minimum lot sizes and cluster development regulations.

³ Pursuant to Section 15-21.1 Major Subdivisions (4 lots or more) are **NOT** permitted in Agricultural Zones (RC-1 and RC-2).

⁴ 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.*

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

**Single Family Detached Dwelling
Minor Subdivisions¹ with frontage on a PRIVATE road²**

Zoning District	Minimum Lot Size	Width/ Frontage (feet)	Front Yard (feet)	Side Yard (feet)	Rear Yard (feet)
C-2	5 Acres	250	75	50 100 total	100
RC-1	5 Acres	250	75	50 100 total	100
RC-2	5 Acres	250	75	50 100 total	100
SC-1	5 Acres	200	75	30 60 total	100
SF-1	5 Acres	100	35	15 30 total 30 corner	30

¹ Minor Subdivision – Three lots or less.

² 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 September 25, 2024