

Chapter 5: Current Zoning

The current Wall zoning plan is very detailed and contains a wide range of densities and lot sizes for each designated major land use. The single family residential zones range from a minimum lot size of 5,000 square feet in the R-5 zone to a minimum of 6 acres in the Rural Residential Zone (RR6). The higher density single family residential zones are generally located in the eastern developed sector of the Township as well as the Glendola area. The Rural Residential Zones are situated along the southern boundary adjoining Brick Township, in the western area of Wall Township, in the northern section on both sides of the Parkway, and in the central section south of Route 130 to Atlantic Avenue. Wall Township also contains two high density multi-family residential zones with densities of 8 units/acre (HD-8) and 12 units/acre (HD-12).

Table 9 lists classes of residential zones by acreage and percent of devoted Township land area. The data shows that two-thirds of the Township is zoned for residential uses. Zoning for multi-family, mobile homes and affordable housing zones comprises 900 acres, or 5 percent of the Township. (Note that the zone plan contains multiple affordable housing, or "Mount Laurel" residential zones, in compliance with Wall's settlement of Mount Laurel litigation.)

The business and commercial zones range from the Neighborhood Business Zone (NB), which allows business uses on a minimum lot size of 20,000 sq. ft. (approximately 1/2 acre), to the HB-200 Highway Business Zone, which requires a minimum lot size of 200,000 sq. ft. (4.6 acres). The balance of Wall Township, about 5,700 acres or 29% of the total, is zoned for various business or industrial uses, such as retail, commercial, office, and light or general industry.

TABLE 9
ZONING DISTRICTS IN ACRES BY LAND USE GROUP, 1996*
WALL TOWNSHIP

<u>Zone Category</u>	<u>Acres</u>	<u>% of Total</u>
Multi Family **	54	0.30
Mobile Homes	16	0.08
<1/4 Acre Single Family (R-5, 7.5, & R-10)	1,224	6.20
1/4 to 1/2 Acre Single Family (R-15 & 20)	1,247	6.29
1/2 to 1 Acre Single Family (R-25, 30 &40)	1,777	8.96
>1 Acre Single Family (R-60, RR, RR-5&6)	<u>9,022</u>	<u>45.51</u>
Subtotal	13,340	67.30
Affordable Housing (Mount Laurel) Zones	815	4.10
Business/Commercial/Office/Industrial	<u>5,668</u>	<u>28.60</u>
Total	19,823	100.0

Notes:

* Zoning map, last revision 10/96.

** Does not include Affordable Housing (Mount Laurel) multi-family.

Table 10 contains additional detail concerning various zones by acreage pursuant to the current zoning map. The largest single category of zoning district in terms of land area is the group of four low density residential districts which require more than a minimum of one acre lots. Comprising over 46 percent of the land area of the Township, this low density residential category comprises over 9,000 acres and two-thirds of all residential zones (not including the Mount Laurel Zones). The RR-5 (minimum 5 acres) zone district accounts for roughly one-half of the land area of the low density residential zones. Zones for lots smaller than 1/4 acre consist of 1,224 total acres or 6 percent of the Township's land area.

The Wall Township Zoning Map shows that the Highway Business Zones cover a land area of 910 acres, or less than 5 percent of the Township's land area. Office/Light Industry Zones (OLI), situated on several large tracts on Route 34, comprise 1,532 acres or 7.7 percent of the Township's land area. General Industrial Zones cover an area of 1,542 acres, about 7.7 percent of the Township's land area.

Table 10

**ZONING DISTRICT ACREAGE, 1996
WALL TOWNSHIP**

Zoning District	Area in Acres	Percent of Subtotal	Percent of Total Land
RR6	1196	8.97	6.03
RR5	4296	32.20	21.67
RR	1672	12.53	8.43
R-60	1858	13.93	9.37
R-40	355	2.66	1.79
R-30	1296	9.72	6.54
R-25	126	0.94	0.64
R-20	933	6.99	4.71
R-15	314	2.35	1.58
R-10	667	5.00	3.36
R-7.5	343	2.57	1.73
R-5	214	1.60	1.08
HD-8	10	0.07	0.05
HD-12	44	0.33	0.22
MHP	16	0.12	0.08
RES. SUBTOTAL	13340	100.00	67.30
HB-200	235	4.15	1.19
HB-120	246	4.34	1.24
HB-80	242	4.27	1.22
HB-40	110	1.94	0.55
HB-20	77	1.36	0.39
NB	32	0.56	0.16
CR-40	588	10.37	2.97
CR-10	40	0.71	0.20
OLI-10	1218	21.49	6.14
OLI-5	125	2.21	0.63
OLI-2	189	3.33	0.95
OP-10	249	4.39	1.26
OP-2	353	6.23	1.78
CM	25	0.44	0.13
GI-10	1105	19.50	5.57
GI-5	110	1.94	0.55
GI-2	327	5.77	1.65
AI	397	7.00	2.00
COMM SUBTOTAL	5668	100.00	28.59

Table 10 (con't)

ZONING DISTRICT ACREAGE, 1996

WALL TOWNSHIP

Zoning District	Area in Acres	Percent of Subtotal	Percent of Total Land
ML-3-SF	52	6.38	0.26
ML-3	20	2.45	0.10
ML-6	105	12.88	0.53
ML-8A	96	11.78	0.48
ML-8B	26	3.19	0.13
ML-12	13	1.60	0.07
MLC-3	3	0.37	0.02
MLC-3.4	20	2.45	0.10
MLC-7	2	0.25	0.01
MLC-8	4	0.49	0.02
MLC-8A	29	3.56	0.15
MLC-9	1	0.12	0.01
MLCC	12	1.47	0.06
MH	12	1.47	0.06
ML-PD-GM	0	0.00	0.00
MLC-RAC	209	25.64	1.05
ML-25	188	23.07	0.95
ML-HB-200	10	1.23	0.05
ML-12A	13	1.60	0.07
MT LAUREL	815	100.00	4.11
SUBT'L			
TOTAL	19823		100.00