

**Maurice River Township Schedule of District Regulations  
PC Pinelands Conservation District**

Permitted Uses Site plan review as per Section 35-13.1 is required of all new and expanded uses. See Notes at end of this schedule.	Minimum Lot Size		Minimum Yard			Maximum Lot	
	Area (Acres)	Width (Feet)	Front (Feet)	Side (Feet)	Rear (Feet)	Height (Feet)	Coverage (Percentage)

**In any PC District the following uses are permitted by right:**

**Principal uses:**

1. Agricultural or horticultural use	5	200	50	30	50	35	10
2. Agricultural or Pinelands environment-related research center or facility	5	200	50	30	50	35	30
3. Water, forest and wildlife conservation areas and uses	5	200	50	30	50	35	20
4. Forestry and woodcutting as per Section 35-8.5	(See Note #2 below)						
5. Single-family, detached dwelling (See Note #6 below)	25	200	200	50	200	35	2
6. Residential cluster development per Section 35-9.24							

**Conditional uses permitted by Section 35-13.6 and allowed by the Land Use Board:**

1. Public parks and low intensity recreational facilities as per Section 35-8.10	50	200	100	50	100	35	(See Note #2)
2. Pinelands-related educational, cultural or historical facility or museum as per Section 35-8.10.	5	200	50	50	50	35	20
3. Campgrounds as per Section 35-9.1	(See Note #2) 250		100	100	100	35	40
4. Recreational clubs as per Section 35-8.10	20	300	200	200	200	35	10
5. Private, non-profit cemetery as per Section 35-8.10	5	100	50	50	50	35	10
6. Pinelands-related agricultural industry, including processing and storage	5	200	200	50	50	35	20
7. Resource extraction as per Section 35-9.16	(See Note #2 below)						
8. Dwelling conversions as per Section 35-8.2	(See Note #2 below)						
9. Expansion of non-conforming use as per Section 35-7.4	(See Note #2 below)						
10. Pinelands residence as per Section 35-9.11	3.2	200	50	50	50	35	20
11. Rural residence as per Section 35-9.18	(See Note #2) 200		50	50	50	35	20
12. Studio or workshop as per Section 35-9.19	(See Note #2)						
13. Wireless/local communication facilities as per Section 35-9.22	(See Note #2 & 4)						
14. Non-clustered single-family detached dwellings per Section 35-9.25							

PC Pinelands Conservation District Schedule of Regulations continued...

Permitted Uses Site plan review as per Section 35-13.1 is required of all new and expanded uses. See Notes at end of this schedule.	Minimum Lot Size		Minimum Yard			Maximum Lot	
	Area (Acres)	Width (Feet)	Front (Feet)	Side (Feet)	Rear (Feet)	Height (Feet)	Coverage (Percentage) Additional coverage allowed
Accessory uses as per Section 35-8.1 permitted on the same lot with a principal or conditional use:							
1. Any structure or use incidental to agriculture	N/A	N/A	20	20	20	30	10
2. Keeping of animals as provided in Section 35-9.8A & B.1 through B.6			(See Note #1 below)				
3. Any structure or use incidental to a residential use including swimming pools as per Section 35-8.14	N/A	N/A	50	20	30	10	1
4. Roadside stand or artisan display as per Section 35-9.17	N/A	N/A	30	50	50	20	1
5. Home occupation as per Section 35-8.6A	N/A	N/A	50	50	50	30	1
6. Signs as per Section 35-8.13	N/A						
7. Yard sales as per Section 35-9.23	N/A	N/A	N/A	N/A	N/A	N/A	
8. Temporary use of a mobile home as per Section 35-9.9			(See Note #2 below)				
9. Windmills, energy conservation devices and private communication equipment as per Section 35-9.21			(See Note #2 below)				
10. Any structure or use incidental to a permitted principal or conditional use	N/A	N/A	50	50	50	30	5

NOTES:

1. No animals shall be housed or manure stored nearer than 100 feet to a street or property line.
  2. If not shown on the schedule above or within the chapter text, all minimum and maximum dimensions related to any use shall be determined by the Land Use Board.
  3. The designation "N/A" when used with a specific use means "Not applicable," check chapter text if cited for specific use.
  4. Setbacks for any building shall be at least 200 feet from the centerline of a scenic corridor.
  5. Notwithstanding the minimum lot areas set forth herein, no such minimum lot area for a non-residential use within the PC District shall be less than needed to meet the water quality standards of Section 35-11.4AC.2.d of this chapter, whether or not the lot may be served by a centralized sewer treatment or collection system.
  6. Clustering of the permitted dwellings shall be required in accordance with Section 35-9.24 whenever two (2) or more units are proposed as part of a residential development.
- (Ord. No. 620 § 19)