

**Maurice River Township Schedule of District Regulations  
PPHB Pinelands Planned Highway Business 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 PPHB District the following uses are permitted by right:

**Principal uses:**

1. Agricultural or horticultural use	5	500	50	30	30	35	10
2. Low intensity recreational activities	10	500	100	100	100	35	5

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

1. Educational and cultural facility including museums and libraries and subject to the provisions of Section 35-8.10.1 regarding landscaping and design	5	500	200	30	30	35	15
2. Neighborhood commercial center as per Section 35-8.10.1 and Section 35-9.12			(See Notes #2, 4, 5 & 6)				15
3. Forestry as per Section 35-8.5							
4. Wireless/local communication facilities as per Section 35-9.22							

**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 a permitted principal or conditional use	(See Notes #2, 4, 5 & 6)						Additional coverage allowed 0
2. Signs as per Section 35-8.13							0
3. Off-street loading and parking spaces as per Section 35-8.7 & Section 35-8.8	(See Notes #2, 4 & 6)						2
4. Windmill, energy conservation devices and private or local wireless communications facilities							

**NOTES:**

1. If not shown on the schedule above or within the ordinance text, all minimum and maximum dimensions related to any use shall be determined by the Land Use Board.
2. The designation "N/A" when used with a specific use means "Not applicable" however, check ordinance text if cited for specific use.
3. The setbacks for any building shall be at least 200 feet from the centerline of a scenic corridor.
4. Notwithstanding the minimum lot areas set forth herein, no such minimum lot area for a non-residential use within the PPHB District shall be less than that needed to meet the water quality standards of Section 35-11.4.AC.2.d, whether or not the lot may be served by a centralized sewer treatment or collection system.
5. All permitted uses as listed in the above Schedule of District Regulations shall be subject to Article 35-10 of this chapter.  
(Added by Ord. No. 522 §2)