

**Maurice River Township Schedule of District Regulations  
PR Pinelands Residential 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)
<b>In any PR District the following uses are permitted by right:</b>							
<b>Principal uses</b>							
1. Agricultural or horticultural use	5	100	20	20	20	35	20
2. Forestry and woodcutting as per Section 35-8.5							
3. Single-family, detached dwelling (See Note #6 below)	5	200	50	50	50	35	20
4. Religious use facility as per Section 35-8.10	5	200	75	75	75	35	40
5. Studio or workshop as per Section 35-9.19	(See Notes #2, 4 & 5)						
6. Cluster development per Section 35-9.24							
<b>Conditional uses permitted by Section 35-13.6 and allowed by the Land Use Board:</b>							
1. Public parks and low intensity recreational facilities as per Section 35-8.10	(See Note #2)						
2. Dwelling conversions as per Section 35-8.2	5	200	50	50	50	35	30
3. Pinelands-related cultural and educational use or facility including museums as per Section 35-8.10	5	200	100	50	100	35	40
4. Private non-profit cemetery as per Section 35-8.10	5	100	30	30	30	10	10
5. Expansion of non-conforming use as per Section 35-7.4	(See Notes #2, 4 & 5)						
6. Pinelands residence as per Section 35-9.11	3.2	200	50	50	50	35	20
7. Convalescent or nursing facility as per Section 35-8.10	10	300	100	100	100	35	30
8. Wireless/local communication facilities as per Section 35-9.22							
9. Non-clustered single-family detached dwellings per Section 35-9.25							
<b>Accessory uses as per Section 35-8.1 permitted on the same lot with a principal or conditional use:</b>							
1. Home occupation as per Section 35-8.6A	N/A	N/A	50	50	50	30	Additional coverage allowed 10
2. Any structure or use incidental to agriculture including keeping of animals as per Section 35-9.8	N/A	N/A	20	20	20	30	10

**PR Pinelands Residential District Schedule of Regulations continued...**

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	Area (Acres)	Width (Feet)	Front (Feet)	Side (Feet)	Rear (Feet)	Height (Feet)	Coverage (Percentage)	
3. Keeping of animals as provided for in Section 35-9.8A & B.1 through B. 6								
4. Any structure or use incidental to a residential use including swimming pools as per Section 35-8.14	N/A	N/A	30	20	20	10	1	
5. Roadside stand or artisan display as per Section 35-9.17	N/A	N/A						
6. Signs as per Section 35-8.13								
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 Notes #2, 4 & 5)							
9. Windmill, energy conservation devices and communication equipment as per Section 35-9.21	(See Notes #2, 4 & 5)							
10. Any structure or use incidental to a permitted principal or conditional use	(See Notes #2, 4 & 5)		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. The 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 nonresidential use within the PR District shall be less than that needed to meet the water quality standards of Section 35-11.4.AC.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 or more units are proposed as part of a residential development. (Ord. No. 620 § 20)