

**Maurice River Township Schedule of District Regulations
PRDA-R Pinelands Rural Development Area - 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)
In any PRDA-R District the following uses are permitted by right:							
Principal uses:							
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	5	200	75	75	75	35	40
5. Public use and facilities	5	200	75	75	75	35	40
6. Studio or workshop as per Section 35-9.19	(See Notes #2, 4 & 5)						
7. 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 recreational facilities	(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	5	200	100	50	100	35	40
4. Private non-profit cemetery	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	10	300	100	100	100	35	30
8. Wireless/local communications facilities as per Section 35-9.22	(See Notes #2 and 4 below)						
9. Non-clustered single-family detached dwellings per Section 35-9.25							
Accessory uses as per Section 35-8.1 permitted on the same lot with a principal or conditional use:							
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

PRDA-R Pinelands Rural Development Area Residential 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		Additional coverage allowed
	Area (Acres)	Width (Feet)	Front (Feet)	Side (Feet)	Rear (Feet)	Height (Feet)	Coverage (Percentage)	
Accessory uses as per Section 35-8.1 permitted on the same lot with a principal or conditional use continued:								
3. 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	
4. Roadside stand or artisan display as per Section 35-9.17	N/A	N/A						
5. Keeping of animals as provided for in § 9.8A & B.1 through B. 6			(See Note #1 below)					
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 private 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 PRDA-R 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 (2) or more units are proposed as part of a residential development. (Ord. No. 620 § 22)