

**Maurice River Township Schedule of District Regulations
PVB - Pinelands Village 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 PVB District the following uses are permitted by right:

Principal uses:

| | | | | | | | |
|--|-----------------------------|-----|-----|-----|-----|-----|-----|
| 1. Parks and recreational facilities | 1 | 200 | 40 | 30 | 40 | 35 | 10 |
| 2. Agricultural or horticultural use | 5 | 100 | 10 | 30 | 30 | 40 | 10 |
| 3. Forestry and woodcutting as per Section 35-8.5 | N/A | N/A | N/A | N/A | N/A | N/A | N/A |
| 4. Single-family, detached dwelling | 2 | 200 | 40 | 30 | 30 | 35 | 30 |
| 5. Dwelling conversions per Section 35-8.2 | (See Notes #2, 5 & 6 below) | | | | | | |
| 6. Village-oriented commercial or retail per Section 35-9.20 | 1 | 200 | 40 | 30 | 30 | 35 | 60 |
| 7. Restaurant excluding drive-in windows | 1 | 200 | 30 | 30 | 30 | 35 | 60 |
| 8. Professional and business offices | 1 | 200 | 30 | 30 | 30 | 35 | 60 |
| 9. Studio or workshop as per Section 35-9.19 | 1 | 200 | 50 | 30 | 40 | 30 | 50 |
| 10. Day care centers, nursery schools and private educational facility | 1 | 200 | 40 | 30 | 30 | 35 | 40 |
| 11. Religious use facilities | 2 | 200 | 40 | 30 | 40 | 40 | 50 |

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

| | | | | | | | |
|---|-----------------------------|-----|-----|----|-----|----|----|
| 1. Educational, cultural or historic facility or museum | 2 | 200 | 40 | 30 | 40 | 35 | 50 |
| 2. Multi-family dwelling and/or townhouse project per Section 35-9.10 | 2 | 200 | 40 | 20 | 30 | 35 | 35 |
| 3. Clubs, lodges, and nonprofit assembly halls | 2 | 200 | 50 | 30 | 40 | 40 | 60 |
| 4. Philanthropic or eleemosynary organization office | 2 | 200 | 40 | 30 | 40 | 35 | 50 |
| 5. Commercial or retail uses | 2 | 200 | 40 | 30 | 40 | 35 | 50 |
| 6. Neighborhood shopping center per Section 35-9.12 | (See Notes #2, 5 & 6 below) | | | | | | |
| 7. Gasoline service station or repair garage as per Section 35-9.5 | 2 | 200 | 75 | 50 | 50 | 35 | 60 |
| 8. Animal care/boarding, including kennels and hospitals per Section 35-9.8 | 5 | 200 | 100 | 50 | 100 | 35 | 25 |
| 9. Marina and similar water-related recreational uses or facilities | 2 | 200 | 50 | 30 | N/A | 50 | 40 |
| 10. Shipbuilding | 5 | 200 | 50 | 30 | N/A | 50 | 50 |
| 11. Professional office center as per Section 35-9.14 | 5 | 200 | 50 | 30 | 30 | 35 | 60 |
| 12. Commercial use-related dwelling as per Section 35-9.3 | (See Notes #2, 5 & 6 below) | | | | | | |

Schedule 9.1

PVB Pinelands Village Business 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.

| Area (Acres) | Minimum Lot Size | | Minimum Yard | | | Maximum Lot | |
|-----------------|---------------------|------------------|-----------------|----------------|----------------|------------------|--------------------------|
| | Width (Feet) | Height (Feet) | Front (Feet) | Side (Feet) | Rear (Feet) | Height (Feet) | Coverage (Percentage) |

Conditional uses permitted per Section 35-13.6 and the Planning Board continued:

| | | | | | | | |
|---|-------------------------|-----|-----|-----|-----|-----|-----|
| 13. Wireless/local communications facilities as per Section 35-9.22 | (See Notes 2 & 5 below) | | | | | | |
| 14. Home occupation as per Section 35-8.6B | N/A | N/A | N/A | N/A | N/A | N/A | N/A |

Accessory uses as per Section 35-8.1 permitted on the same lot with a principal or conditional uses:

| | Area (Acres) | Width (Feet) | Front (Feet) | Side (Feet) | Rear (Feet) | Height (Feet) | Additional Coverage Allowed |
|--|-----------------------------|-----------------|-----------------|----------------|----------------|------------------|-----------------------------------|
| 1. Any structure or use incidental to a residential use including swimming pools per Section 35-8.14 | N/A | N/A | 40 | 20 | 20 | 35 | 10 |
| 2. Home occupation as per Section 35-8.6A | N/A | N/A | 40 | 20 | 30 | 30 | 10 |
| 3. Any structure or use incidental to a principal or conditional use | N/A | N/A | 40 | 30 | 30 | 30 | 10 |
| 4. Roadside stand or artisan display as per Section 35-9.17 | N/A | N/A | | | | | |
| 5. Signs per Section 35-8.13 | N/A | N/A | | | | | |
| 6. Outdoor storage per Section 35-8.9 | N/A | 200 | (See Note #2) | | (See Note #2) | | |
| 7. Yard sales per Section 35-9.23 | N/A | N/A | | | | | |
| 8. Temporary use of a mobile home as per Section 35-9.9 | (See Notes #2, 5 & 6 below) | | | | | | |
| 9. Windmills, energy conservation devices and communication facilities per Section 35-9.21 | (See Notes #2 & 5 below) | | | | | | |

NOTES:

- No animals shall be housed or manure stored nearer than 100 feet to a street or property line.
- If not shown in 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.
- The designation "N/A" when used with a specific use means "Not Applicable," check chapter text if cited for specific use.
- Standards as contained in this Schedule may be superseded if the lands involved are within the RC River Conservation Overlay District. Check the Zoning Map and Section 35-8.12 to determine applicability and specific requirements of the RC River Conservation Overlay District.
- Setbacks for any building shall be at least 200 feet from the centerline of a scenic corridor.
- Notwithstanding the minimum lot areas set forth herein, no such minimum lot area for a use within the PVB District shall be less than that 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. (Note #6 added by Ordinance No. 496§ 2, adopted September 21, 2000)