

**Maurice River Township Schedule of District Regulations
PB Pinelands 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 PB District the following uses are permitted by right:							
Principal uses:							
1. Agricultural or horticultural use	5	200	50	30	30	35	20
2. Store or shop for retail business, personal service and repair work	2	500	50	40	40	35	40-60
3. Studio or workshop as per Section 35-9.19	2	200	50	30	30	35	"
4. Professional and business office	2	200	50	30	30	35	"
5. Restaurants, cafe, pizzeria or similar use	2	200	50	30	20	35	50-75
6. Motel or hotel	2	200	50	30	30	35	"
7. Gasoline service station, car wash and/or automobile repair work as per Section 35-9.52	200	50	30	30	35	"	"
8. Club, lodge or assembly hall	2	200	50	30	30	35	40-60
9. Single-family, detached dwelling	3.2	200	40	20	40	35	30
10. Golf course as per Section 35-9.6	75	500	50	40	40	35	20
Conditional uses permitted by Section 35-13.6 and allowed by the Land Use Board:							
1. Professional office centers as per Section 35-9.14			(See Notes #2, 4, 5 & 6 below)				
2. Educational and cultural facility including museums and libraries	2	200	50	30	30	35	40-60
3. Public parks and recreational facilities			(See Note #2 below)				
4. Funeral home	2	200	50	30	30	35	40-60
5. Animal boarding/care including kennel and hospital as per Section 35-9.8	5	200	50	100	50	35	30
6. Neighborhood commercial center as per Section 35-9.12			(See Notes #2, 4, 5 & 6 below)				
7. Day care center	5	200	50	50	50	35	30
8. Expansion of non-conforming use as per Section 35-7.4			(See Notes #2, 4, 5 & 6 below)				
9. Lumberyards, sale and service of trucks, farm equipment, machinery, heavy equipment, boats, mobile homes, recreational vehicles and similar uses			(See Notes #2, 4, 5 & 6 below)				
10. Residential specialized medical/educational facility as per Section 35-9.15	75		(See Notes #2, 4, 5 & 6 below)				
11. Planned commercial center as per Section 35-9.12			(See Notes #2, 4, 5 & 6 below)				
12. Wireless/local communication facilities as per Section 35-9.22			(See Notes #2, 4, 5 & 6 below)				

PB Pinelands 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.	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 including keeping of animals as per Section 35-9.8 (See Note #1 below)	N/A	N/A	20	20	20	30	10
2. Any structure or use incidental to a permitted principal or conditional use			(See Notes #2, 4, 5 & 6 below)				
3. Keeping of animals as per Section 35-9.8A & B.1 through B.6			(See Note #1 below)				
4. Roadside stand or artisan display as per Section 35-9.17	N/A	N/A					
5. Signs as per Section 35-8.13							
6. Outdoor storage as per Section 35-8.9			(See Notes #2, 4 & 6 below)				
7. Windmill, energy conservation devices and private communication facilities as per Section 35-9.21			(See Notes #2, 4 & 6)				

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 non-residential use within the PB 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. All permitted uses as listed in the above Schedule of District Regulations shall be subject to Article 10 of this chapter.
7. Off-site signs shall only be permitted in accordance with the provision of Section 8.13H 4.