

**Maurice River Township Schedule of District Regulations  
PMH Pinelands Mobile Home 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 PMH 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	(See Note #2 below)					30	20
3. Mobile home for residential use and occupancy	5	200	50	50	50	35	40
4. Public use and facilities	5	200	75	75	75	20	
5. Single-family, detached dwelling	5	200	50	50	50		
<b>Conditional uses permitted by Section 35-13.6 and allowed by the Land Use Board:</b>							
1. Public parks and recreational facilities	(See Note #2 below)						
2. Dwelling conversions as per Section 35-8.2	5	200	50	50	50	35	30
3. Expansion of non-conforming use as per Section 35-7.4	3.2	200	50	50	50	35	20
4. Pinelands residence as per Section 35-9.11	5	200	100	50	100	35	40
5. Pinelands-related educational, cultural or historical facility or museum	5	200	75	75	75	35	30
6. Religious use facility	(See Note #2)						
7. Studio or workshop as per Section 35-9.19							
8. Wireless/local communications facilities as per Section 35-9.22							
<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 provided for in Section 35-8.6A	N/A	N/A	50	50	50	30	10
2. Any structure or use incidental to agriculture	N/A	N/A	20	20	20	30	10
3. Any structure or use incidental to a residential use including swimming pools as per Section 35-8.14	N/A	N/A	30	10	20	10	1
4. Keeping of animals as provided in Section 35-9.8A & B.1 through B.6	(See Note #1 below)						
5. Roadside stand or artisan display as per Section 35-9.17	N/A	N/A					
6. Signs as per Section 35-8.13							

PMH Pinelands Mobile Home District Schedule of Regulations continued...

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	Area (Acres)	Width (Feet)	Front (Feet)	Side (Feet)	Rear (Feet)	Height (Feet)	Coverage (Percentage) Additional coverage allowed
Accessory uses permitted on the same lot with a principal or conditional use continued:							
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 devices conservation and private communication facilities as per Section 35-9.21	(See Notes #2 and 4)						
10. Any structure or use incidental to a permitted principal or conditional use	(See Notes #2, 4 and 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. All permitted uses as listed in the above Schedule of District Regulations shall be subject to Article 35-10 of this chapter.