

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

Principal uses:

1. Water, forest and wildlife conservation areas and uses	2	200	10	10	10	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	NA	N/A	N/A	N/A
4. Parks and recreational facilities	2	200	10	10	10	35	20
5. Educational, cultural or historic facility or museum or library	2	200	50	40	50	40	40
6. Commercial and retail uses	2	200	50	30	40	35	60
7. Professional and business offices including banks and professional office centers as per Section 35-9.14	2	200	40	30	40	35	50
8. Restaurants, bakeries, cafes, and fast food outlets	2	200	50	30	40	35	75
9. Motels or hotels	2	200	50	30	40	35	60
10. Theaters, auditoriums and indoor recreational uses	3	200	50	40	50	50	60
11. Clubs, lodges and assembly halls	3	200	50	30	40	40	60
12. Single-family, detached dwelling	3.2	200	40	30	40	35	20
13. Studio or workshop as per Section 35-9.19	(See Note #2)						

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

1. Hospital or medical procedure facility, convalescent or nursing home or assisted living facility	10	200	50	50	50	40	30
2. Philanthropic or eleemosynary organization office	2	200	50	30	40	35	40
3. Day care centers, nursery schools and private educational facility	2	200	50	40	50	35	30
4. Religious use facilities	5	200	50	40	50	40	40
5. Private non-profit educational or cultural uses and facilities	2	200	40	40	40	35	60
6. Gasoline service station, car wash, or repair garage as per Section 35-9.5	2	200	50	40	30	35	70
7. Planned commercial centers as per Section 35-9.12	3	200	(See Note #2)				
8. Warehouse, wholesale, storage and distribution uses	10	200	50	50	50	35	60
9. Commercial use-related dwelling as per Section 35-9.3	(See Note #2 below)						
10. Wireless/local communication facilities as per Section 35-9.22							

Schedule 12.1

PVHB Pinelands Village Highway Business District Schedule of Regulations continued...

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Conditional uses permitted per Section 35-13.6 and allowed by the Land Use Board continued:							
11. Animal care/boarding, including kennels, stables and animal hospitals per Section 35-9.8	10	200	100	100	100	35	40
12. Lumberyards, sale and service of trucks, farm equipment, machinery, heavy equipment, boats, mobile homes, recreational vehicles and similar uses	5	200	50	50	50	35	50
13. Industrial park as per Section 35-9.7	20	500	100	100	100	35	70
14. Home occupations as per Section 35-8.6B	2	200	50	50	50	35	50
15. Wireless/local communications facilities as per Section 35-9.22			(See Notes #2 and 5 below)				
Accessory uses as per Section 35-8.1 permitted on the same lot with a principal or conditional uses:							Additional coverage allowed
1. Any structure or use incidental to a permitted principal or approved conditional use	(See Note #2 below)						
2. Home occupation as per Section 35-8.6A	N/A	N/A	40	20	30	30	10
3. Outdoor storage per Section 35-8.9	N/A	N/A	(See Note #2)			(See Note #2)	
4. Signs per Section 35-8.13	N/A	N/A	(See Note #2)			(See Note #2)	
5. Windmills, energy conservation devices and private communication facilities per Section 35-9.21			(See Notes #2 & 5 below)				
6. Keeping of animals as provided for in Section 35-9.8A & B.1 through B.6						(See Note #1 below)	

NOTES:

1. No animals shall be housed or manure stored nearer than 100 feet to a street or property line.
2. 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.
3. The designation "N/A" when used with a specific use means "Not Applicable," check chapter text if cited for specific use.
4. 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.

PVHB Pinelands Village Highway Business District Schedule of Regulations continued...

Notes continued...

5. The setbacks for any building shall be at least 200 feet from the centerline of a scenic corridor.
6. All permitted uses as listed in the above Schedule of District Regulations shall be subject to Article 35-10 of this chapter.
7. Off-site signs shall only be permitted in accordance with the provisions of Section 35-8.13H.4 of this chapter.