

LAND DEVELOPMENT

*115 Attachment 4*

**Township of Elsinboro**

**Schedule of District Regulations  
Use Regulations**

**[Amended 1-27-1992 by Ord. No. 92-1; 5-4-1998 by Ord. No. 98-2; 11-5-2007 by Ord. No. 2007-6;  
7-1-2010 by Ord. No. 2010-5; 7-2-2012 by Ord. No. 2012-03]**

<b>District</b>	<b>Permitted Uses</b>	<b>Conditional Uses</b>
	In each district, only the use listed below shall be permitted by right. All uses in the following list, other than detached single-family dwellings, general purpose agriculture, and normally incidental accessory uses thereto, shall be subject to site plan review requirements in addition to complying with other applicable requirements.	All uses listed below and normally incidental accessory uses thereto may be permitted in accordance with conditional use review procedures as well as site plan review requirements
CONS	<p>A. Principal uses</p> <ol style="list-style-type: none"> <li>1. General purpose agriculture</li> <li>2. Water, forest, or wildlife conservation areas and use</li> <li>3. Public or nonprofit parks, playgrounds, playfields, or similar open space use</li> <li>4. Essential services</li> <li>5. Single-family dwellings</li> </ol> <p>B. Accessory uses</p> <ol style="list-style-type: none"> <li>1. Any use customarily incidental to a principal permitted use, including: <ol style="list-style-type: none"> <li>a) Yard sales</li> <li>b) Home occupations (per § 115-49)</li> <li>c) Boat landings or docks</li> <li>d) Fences and walls (per § 115-43)</li> <li>e) Off-street parking (per § 115-44)</li> <li>f) Off-street loading (per § 115-44)</li> <li>g) Signs (per § 115-42)</li> <li>h) Solar energy systems</li> </ol> </li> </ol>	<ol style="list-style-type: none"> <li>1. Hunting and skeet clubs (per §115-51)</li> <li>2. Campgrounds (per § 115-52)</li> <li>3. Boat marinas</li> </ol>

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District	Permitted Uses	Conditional Uses
RR-A	<p>A. Principal uses</p> <ol style="list-style-type: none"> <li>1. Principal uses permitted by right in the CONS District</li> <li>2. Public educational, recreational, cultural or civic uses</li> </ol> <p>B. Accessory uses</p> <ol style="list-style-type: none"> <li>1. Accessory use permitted by right in the CONS District</li> <li>2. Any use customarily incidental to a principal use, including:               <ol style="list-style-type: none"> <li>a) Roadside stands (per § 115-50)</li> <li>b) Swimming pools (per § 115-46)</li> <li>c) Solar energy systems</li> </ol> </li> </ol>	<ol style="list-style-type: none"> <li>1. Any use permitted as a conditional use in the CONS District</li> <li>2. Migrant labor housing (per § 115-58)</li> <li>3. Intensive fowl or swine farms (per § 115-53)</li> <li>4. Sanitary landfill (per § 115-54)</li> <li>5. (Reserved)</li> <li>6. Public or private golf or tennis clubs</li> <li>7. Public or private swimming clubs (per § 115-59)</li> <li>8. Social clubs, lodges and assembly halls</li> <li>9. Private educational institutions, libraries, museums and cultural facilities</li> <li>10. Public utility uses (per § 115-56)</li> <li>11. Churches and chapels</li> <li>12. Kennels, commercial stables, riding academics, and animal hospitals (per § 115-57)</li> <li>13. Cemeteries</li> </ol>
MR	<p>A. Principal uses</p> <ol style="list-style-type: none"> <li>1. Principal uses permitted by right in the CONS District</li> <li>2. Churches and chapels</li> <li>3. Public educational, recreational, cultural or civic uses</li> </ol> <p>B. Accessory uses</p> <ol style="list-style-type: none"> <li>1. Accessory uses permitted by right in the RR-A District</li> <li>2. Any use customarily incidental to a permitted principal use</li> <li>3. Solar energy systems</li> </ol>	<ol style="list-style-type: none"> <li>1. Public or private tennis clubs</li> <li>2. Public or private swimming clubs (per § 115-59)</li> <li>3. Social clubs, lodges, and assembly halls</li> <li>4. Private educational institutions, libraries, museums and cultural facilities</li> <li>5. Kennels and animal hospitals (per § 115-57)</li> <li>6. Funeral homes</li> <li>7. Cemeteries</li> </ol>
LR	<p>A. Principal uses</p> <ol style="list-style-type: none"> <li>1. Principal uses permitted by right in the MR District</li> </ol> <p>B. Accessory uses</p> <ol style="list-style-type: none"> <li>1. Accessory uses permitted by right in the MR District</li> <li>2. Solar energy systems</li> </ol>	<ol style="list-style-type: none"> <li>1. Any use permitted as a conditional use in the MR District</li> </ol>

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C	<p>A. Principal uses</p> <ol style="list-style-type: none"> <li>1. Principal uses permitted by right in the LR District.</li> <li>2. Stores and shops for the conduct of retail business or the provision of personal services</li> <li>3. Banks, insurance, real estate, business, and professional offices</li> <li>4. Restaurants</li> <li>5. Public, educational, recreational, cultural, or civic uses</li> <li>6. Convenience food stores</li> <li>7. Principal uses permitted by right in the RR-A District</li> </ol> <p>B. Accessory uses</p> <ol style="list-style-type: none"> <li>1. Accessory use permitted by right in the LR District</li> <li>2. Any use customarily incidental to a principal use</li> <li>3. Solar energy systems</li> </ol>	<ol style="list-style-type: none"> <li>1. Service stations (per § 115-55)</li> <li>2. Planned shopping centers (per § 115-60)</li> </ol>
<p>Prohibited uses in all zones: See § 115-38.</p>		