

LAND USE AND DEVELOPMENT

60 Attachment 10

**Pittsgrove Township Schedule of District Regulations
R-2 Residential Zoning District**

[Amended 1-24-2006 by Ord. No. 1-2006; 12-11-2007 by Ord. No. 6-2007; 6-24-2008 by Ord. No. 6-2008;
9-22-2010 by Ord. No. 3-2010; 4-25-2012 by Ord. No. 2-2012]

	Permitted Uses: Site plan review is required for all new and expanded uses. See "NOTES" at the end of this table.	Minimum Lot			Minimum Yard Setbacks			Maximum Lot Coverage		
		Area (acres)	Width (feet)	Depth (feet)	Front (feet)	Side (feet)	Rear (feet)	Building (percent)	Other (percent)	Height (feet)
A. Principal uses:										
1.	Farm	6.0	250	300	60	30	60	10%	5%	50
2.	Agriculture or horticultural use	2.0	200	200	50	30	50	5%	5%	35
3.	Conservation areas and uses including trail heads	5.0	200	400	50	40	40	15%	10%	35
4.	Parks, playgrounds, ballfields or recreational facilities and uses	1.0	150	150	50	40	40	15%	5%	35
5.	Single-family, detached dwelling	45,000 sq. ft.	200	225	40	30	40	20%	10%	35
6.	Municipal use, as defined in § 60-4									
B. Conditional uses are permitted in accordance with § 60-22 and/or as noted below:										
1.	Public utility for essential service as per § 60-99	-	150	150	30	20	30	10%	50%	50
2.	Roadside stand or artisan's display as per § 60-101	-	50	-	40	30	-	5%	10%	35
3.	Day-care center or preschool	2.0	200	200	50	30	40	30%	15%	35
4.	Church or place of worship	3.0	300	300	60	30	60	20%	30%	35
5.	Civic and fraternal organization structures and uses	2.0	250	300	60	30	60	20%	30%	35
6.	Mobile homes and parks as per § 60-92	-	-	-	-	-	-	50%	5%	-
7.	Windmills as per § 60-105	-	-	-	-	-	-	1%	1%	60
C. Accessory uses permitted on the same lot with a principal or conditional use:										
1.	Any use or structure customarily incidental to a farm or agriculture or horticulture use, including the keeping of animal or livestock as per § 60-78, subject to the requirements of § 60-58	-	-	-	50	40	40	10%	10%	35
2.	Any use or structure customarily incidental to a residential use, including garages, shed, and swimming pools as per § 60-83, subject to the requirements of § 60-58	-	-	-	50	20	40	5%	5%	35

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	Minimum Lot			Minimum Yard Setbacks			Maximum Lot Coverage		
	Area (acres)	Width (feet)	Depth (feet)	Front (feet)	Side (feet)	Rear (feet)	Building (percent)	Other (percent)	Height (feet)
Permitted Uses:									
Site plan review is required for all new and expanded uses.									
See “NOTES” at the end of this table.									
3. Any use or structure customarily incidental to any permitted principal or conditional use	-	-	-	-	-	-	-	5%	35
4. Home occupation as per § 60-77A	-	-	-	50	40	40	5%	5%	35
5. Signs as per § 60-82	-	-	-	-	-	-	-	-	-
6. Yard sales as per § 60-106	-	-	-	20	20	-	-	-	-
7. Fences, walls and hedges as per § 60-74	-	-	-	-	3	4	-	-	10
8. Energy conservation devices and private communication facilities as per § 60-105	-	-	-	-	-	-	-	-	-
9. Municipal use, as defined in § 60-4	-	-	-	-	-	-	-	-	-
10. Any building, structure or use that is customarily incidental and subordinate to a temporary or permanent mobile home or mobile home park pursuant to § 60-92	-	-	-	-	-	-	-	-	14
11. Temporary sheds as defined in § 60-4	-	-	-	50	10	10	5%	5%	10

NOTES:

1. If not shown in the above schedule or within the relevant chapter text cited, all minimum and maximum dimensions related to any use shall be determined by the Land Use Board.
2. All structures shall be set back a minimum of 200 feet from any stream center line as per § 60-53.
3. Tree cutting, harvesting, clearing or woodcutting shall be in accordance with the provisions of § 60-76.
4. All lot requirements (minimum lot, minimum yard setbacks and minimum lot coverage) as set forth in the above Schedule of Regulations shall refer to requirements for "mobile home spaces" and yard setbacks and coverage within them when applied to temporary or permanent use of mobile homes or manufactured homes within mobile home parks.