

LAND USE AND DEVELOPMENT

60 Attachment 2

**Pittsgrove Township Schedule of District Regulations
B-1 Neighborhood Business 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.	Agriculture or horticultural use	2.0	200	200	50	30	50	5%	5%	35
2.	Conservation areas and uses including trail heads	5.0	200	400	50	40	40	2%	10%	35
3.	Parks, playgrounds, ballfields or recreational facilities and uses	1.0	150	150	50	40	40	5%	5%	35
3.	Day-care center or preschool	2.0	200	200	50	30	40	5%	15%	35
5.	Personal service business such as hair or nail care	2.0	200	300	50	30	40	6%	30%	35
6.	Professional or business office, branch bank, insurance office or similar type use	2.0	200	300	50	30	40	6%	40%	35
7.	Stores and offices for retail and personal services	2.0	200	300	50	30	40	6%	40%	35
8.	Landscaping or garden center	3.0	250	300	50	30	30	5%	40%	35
9.	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 services as per § 60-99	-	150	150	30	20	30	10%	50%	50
2.	Civic and fraternal organization structures and uses	2.0	250	300	60	30	60	20%	30%	35
3.	Low-intensity restaurant, cafe, coffee shop or similar use	2.0	200	300	50	50	50	10%	40%	35
4.	Planned commercial center as per § 60-94A(1)	3.0	400	400	50	50	40	20%	40%	35
5.	Professional or business office center as per § 60-98	3.0	400	400	50	40	40	20%	40%	35
6.	Studio or workshop as per § 60-104	-	-	-	50	40	40	5%	5%	35
7.	Temporary use of a mobile home as per § 60-92B	-	-	-	50	20	20	50%	5%	-
8.	Energy conservation devices and private communication facilities as per § 60-105	-	-	-	-	-	-	1%	1%	60
9.	Local communications facilities as per § 60-91	2.0	200	300	100	100	100	2%	2%	100

PITTSGROVE CODE

C. Accessory uses permitted on the same lot with a principal or conditional use:	Permitted Uses:			Minimum Lot			Minimum Yard Setbacks			Maximum Lot Coverage		
	Site plan review is required for all new and expanded uses. See "NOTES" at the end of this table.	Area (acres)	Width (feet)	Depth (feet)	Front (feet)	Side (feet)	Rear (feet)	Building (percent)	Other (percent)	Height (feet)		
1. Any use or structure customarily incidental to a farm or agriculture or horticulture use including a roadside stand as per § 60-101A, subject to the requirements of § 60-58	-	-	-	50	40	40	10%	10%	35			
2. Any use or structure customarily incidental to a commercial use	-	-	-	50	20	40	5%	5%	35			
3. Any use or structure customarily incidental to any other permitted principal or conditional use	-	-	-	-	-	-	-	5%	35			
4. Home occupation as per § 60-77A	-	-	-	-	-	-	-	-	-			
5. Keeping of animals as per § 60-78A and B	-	-	-	-	-	-	-	-	35			
6. Signs as per § 60-82	-	-	-	-	-	-	-	-	-			
7. Fences, walls and hedges as per § 60-74	-	-	-	-	3	4	-	-	10			
8. Off-street loading and parking as per §§ 60-79 and 60-80	-	-	-	-	-	-	-	-	-			
9. Outdoor storage as per § 60-81	-	-	-	-	-	-	-	-	-			
10. Recycling center as per § 60-100	-	-	-	-	20	30	-	5%	15			
11. Municipal use, as defined in § 60-4	-	-	-	-	-	-	-	-	-			
12. 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			
13. 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 uses described as "low intensity" shall be sized and designed to comply with the definition of said term in § 60-4C of this chapter.
5. 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.