

LAND USE AND DEVELOPMENT

60 Attachment 4

Pittsgrove Township Schedule of District Regulations

HB-40 Highway Business Zoning District

[Amended 1-24-2006 by Ord. No. 1-2006; 12-11-2007 by Ord. No. 6-2007; 9-22-2010 by Ord. No. 3-2010;
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		Height (feet)
		Area (acres)	Width (feet)	Depth (feet)	Front (feet)	Side (feet)	Rear (feet)	Building (percent)	Other (percent)	
A. Principal uses:										
1.	Farm agricultural or horticultural uses or activity	2.0	200	200	50	30	50	5%	5%	35
2.	Conservation areas and uses including trail heads	5.0	200	300	50	40	40	10%	10%	35
3.	Museums, libraries, and cultural or historic structures or uses	1.0	200	150	-	30	40	15%	15%	35
4.	Parks, playgrounds, ballfields or recreational facilities and uses	2.0	200	200	50	40	40	10%	5%	35
5.	Low-intensity stores and shops for retail and personal service	1.5	200	150	150	30	50	20%	40%	35
6.	Gasoline service station and/or repair garages and carwashes as per § 60-88	3.0	400	300	150	30	40	20%	40%	35
7.	Landscaping or garden center	3.0	400	300	100	30	40	20%	30%	35
8.	Veterinary hospital, kennel or animal shelter as per § 60-78C	5.0	500	400	150	100	100	10%	25%	35
9.	Repair and service business offices and facilities including service vehicle parking	5.0	500	400	150	75	75	15%	35%	40
10.	Professional or business office, branch bank, insurance office or similar use	2.0	300	300	150	30	30	15%	40%	35
11.	Restaurant, cafe or take-out food outlet	3.0	300	300	150	30	40	25%	35%	35
12.	Nursing, convalescent or assisted-living facility	15.0	500	500	100	100	100	15%	35%	40
13.	Church or place of worship	5.0	500	400	100	100	100	25%	35%	40
14.	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	-	-	-	-	-	-	-	10%	20
2.	Fraternal and/or civic organization buildings and/or uses	3.0	200	400	150	50	50	30%	20%	35
3.	Local communications facility as per § 60-91	-	-	-	-	-	-	-	1%	200
4.	Planned commercial center as per § 60-94	4.0	400	400	150	40	50	10%	50%	35
5.	Professional or business office center as per § 60-98	4.0	400	400	150	40	50	15%	45%	35

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	Area (acres)	Width (feet)	Depth (feet)	Front (feet)	Side (feet)	Rear (feet)	Building (percent)	Other (percent)	Height (feet)
6. Windmills, energy conservation devices and private communication facilities as per § 60-105	-	-	-	-	-	-	-	-	-
7. Artisan's display as per § 60-101	-	-	-	-	-	-	-	5%	35
8. Personal storage facilities	4.0	500	400	150	50	50	20%	40%	35
9. Vehicle, farm equipment, recreational vehicles or boat sales and service	4.0	500	400	150	30	50	20%	40%	35
10. Sexually oriented businesses as per § 60-103	3.0	500	300	150	50	50	15%	25%	35
11. Studio or workshop as per § 60-104	3.0	300	300	150	50	50	15%	25%	35
C. Accessory uses permitted on the same lot with a principal or conditional use:									
1. Any use or structure customarily incidental to any permitted agricultural use, subject to the requirements of § 60-58	-	-	-	50	20	40	5%	5%	35
2. Any use or structure customarily incidental to any permitted commercial use	-	-	-	-	20	40	5%	5%	35
3. Fences, walls and hedges as per § 60-74	-	-	-	-	3	4	-	-	10
4. Yard sales as per § 60-106	-	-	-	-	-	-	-	-	-
5. Outdoor storage as per § 60-81	-	-	-	50	40	40	5%	5%	-
6. Signs as per § 60-82	-	-	-	-	-	-	-	-	-
7. Roadside stand as per § 60-101A	-	-	-	40	40	40	5%	5%	35
8. Recycling facilities as per § 60-100	-	-	-	-	-	100	1%	-	40
9. Off-street loading and parking as per §§ 60-79 and 60-80	-	-	-	-	-	-	-	-	-
10. Municipal use, as defined in § 60-4	-	-	-	-	-	-	-	-	-
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 located not less than 200 feet from the center line of any stream 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. Off-street loading as per § 60-79 and off-street parking as per § 60-80 shall be provided for all uses.