

LAND USE AND DEVELOPMENT

60 Attachment 9

**Pittsgrove Township Schedule of District Regulations
R-1 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	2.0	200	250	50	30	50	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.	Accessory apartment as per § 60-84	3.0	-	-	-	50	40	1%	1%	35
2.	Public utility for essential service as per § 60-99	-	150	150	30	20	30	10%	50%	50
3.	Artisan's display as per § 60-101B	-	50	-	40	30	-	5%	10%	35
4.	Planned residential cluster development as per § 60-97	20.0	300	500	-	-	-	40%	10%	-
	(Individual lots in cluster developments)	1.0	200	200	40	30	40	10%	10%	35
5.	Day-care center or preschool	2.0	200	200	50	30	40	30%	15%	35
6.	Farm business as per § 60-87	-	300	300	60	30	60	10%	5%	35
7.	Church or place of worship	5.0	300	400	60	30	60	20%	30%	35
8.	Studio or workshop as per § 60-104	2.0	200	-	60	30	60	3%	2%	35
9.	Commercial home occupation as per § 60-77B	-	-	-	-	-	-	-	-	-
10.	Windmills as per § 60-105	-	-	-	-	-	-	1%	1%	80

PITTSGROVE CODE

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11.	Temporary use of a mobile home as per § 60-92	-	-	-	50	20	20	50%	5%	-
12.	Rural residence as per § 60-102	1.5	200	225	60	30	60	20%	20%	35
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, 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
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.	Keeping of animals as per § 60-78A and B	-	-	-	-	-	-	-	-	35
6.	Signs as per § 60-82	-	-	-	-	-	-	-	-	-
7.	Yard sales as per § 60-106	-	-	-	20	20	-	-	-	-
8.	Roadside stand as per § 60-101	-	-	-	40	40	40	5%	5%	35
9.	Fences, walls and hedges as per § 60-42	-	-	-	-	3	4	-	-	10
10.	Energy conservation devices and private communications facilities as per §60-105	-	-	-	-	-	-	-	-	-
11.	Recycling center as per § 60-100	-	-	-	-	-	-	-	-	15
12.	Municipal use, as defined in § 60-4	-	-	-	-	-	-	-	-	-
13.	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
14.	Temporary sheds as defined in § 60-4	-	-	-	50	10	10	5%	5%	10

LAND USE AND DEVELOPMENT

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 and 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.