

LAND DEVELOPMENT REGULATIONS

*35 Attachment 2*

**Township of Maurice River**

**Schedule of District Regulations - Pinelands Districts**

PB Pinelands Business District

PC Pinelands Conservation District

PMH Pinelands Mobile Home District

PPHB Pinelands Planned Highway Business District

PR Pinelands Residential District

PRDA-C Pinelands Rural Development Area – Conservation District

PRDA-R Pinelands Rural Development Area-Residential District

PSI Pinelands State Institutional District

PVB-Pinelands Village Business District

PVC-3 Pinelands Village Center District

PVC-5 Pinelands Village Center District

PVHB Pinelands Village Highway Business District



LAND DEVELOPMENT REGULATIONS  
Township of Maurice River

Schedule of District Regulations - Pinelands Districts  
PB Pinelands Business District  
[Amended 12-15-2022 by Ord. No. 720]

Permitted Uses Site plan review as per Section 35-13.1 is required of all new and expanded uses. See Notes at end of this schedule.	Minimum Lot Size		Minimum Yard			Maximum	
	Area (acres)	Width (feet)	Front (feet)	Side (feet)	Rear (feet)	Height (feet)	Lot Coverage (percentage)
<b>In any PB District the following uses are permitted by right:</b>							
<b>Principal uses:</b>							
1. Agricultural or horticultural use	5	200	50	30	30	35	20%
2. Store or shop for retail business, personal service and repair work	2	500	50	40	40	35	40% to 60%
3. Studio or workshop as per Section 35-9.19	2	200	50	30	30	35	40% to 60%
4. Professional and business office	2	200	50	30	30	35	40% to 60%
5. Restaurants, cafe, pizzeria or similar use	2	200	50	30	20	35	50% to 75%
6. Motel or hotel	2	200	50	30	30	35	50% to 75%
7. Gasoline service station, car wash and/or automobile repair work as per Section 35-9.52	200	50	30	30	35	“	
8. Club, lodge or assembly hall	2	200	50	30	30	35	40% to 60%
9. Single-family, detached dwelling	3.2	200	40	20	40	35	30%
10. Golf course as per Section 35-9.6	75	500	50	40	40	35	20%
<b>Conditional uses permitted by Section 35-13.6 and allowed by the Land Use Board:</b>							
1. Professional office centers as per Section 35-9.14	(See Notes #2, 4, 5 and 6 below)						
2. Educational and cultural facility including museums and libraries	2	200	50	30	30	35	40% to 60%
3. Public parks and recreational facilities	(See Note #2 below)						

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Permitted Uses Site plan review as per Section 35-13.1 is required of all new and expanded uses. See Notes at end of this schedule.	Minimum Lot Size		Minimum Yard			Maximum	
	Area (acres)	Width (feet)	Front (feet)	Side (feet)	Rear (feet)	Height (feet)	Lot Coverage (percentage)
4. Funeral home	2	200	50	30	30	35	40% to 60%
5. Animal boarding/care including kennel and hospital as per Section 35-9.8	5	200	50	100	50	35	30%
6. Neighborhood commercial center as per Section 35-9.12	(See Notes #2, 4, 5 and 6 below)						
7. Day care center	5	200	50	50	50	35	30%
8. Expansion of non-conforming use as per Section 35-7.4	(See Notes #2, 4, 5 and 6 below)						
9. Lumberyards, sale and service of trucks, farm equipment, machinery, heavy equipment, boats, mobile homes, recreational vehicles and similar uses	(See Notes #2, 4, 5 and 6 below)						
10. Residential specialized medical/educational facility as per Section 35-9.15	75	(See Notes #2, 4, 5 and 6 below)					
11. Planned commercial center as per Section 35-9.12							
12. Wireless/local communication facilities as per Section 35-9.22							
<b>Accessory uses as per Section 35-8.1 permitted on the same lot with a principal or conditional use:</b>							<b>Additional Coverage Allowed</b>
1. Any structure or use incidental to agriculture including keeping of animals as per Section 35-9.8 (See Note #1 below)	N/A	N/A	20	20	20	30	10%
2. Any structure or use incidental to a permitted principal or conditional use	(See Notes #2, 4, 5 and 6 below)						
3. Keeping of animals as per Section 35-9.8A and B.1 through B.6	(See Note #1 below)						

LAND DEVELOPMENT REGULATIONS

Permitted Uses Site plan review as per Section 35-13.1 is required of all new and expanded uses. See Notes at end of this schedule.	Minimum Lot Size		Minimum Yard			Maximum	
	Area (acres)	Width (feet)	Front (feet)	Side (feet)	Rear (feet)	Height (feet)	Lot Coverage (percentage)
4. Roadside stand or artisan display as per Section 35-9.17	N/A	N/A					
5. Signs as per Section 35-8.13							
6. Outdoor storage as per Section 35-8.9	(See Notes #2, 4 and 6 below)						
7. Windmill, energy conservation devices and private communication facilities as per Section 35-9.21	(See Notes #2, 4 and 6)						
8. Home professional office as per Section 35-8.1E							
9. Trailers/shipping containers for storage as per Section 35-8.1A3							

**NOTES:**

1. No animals shall be housed or manure stored nearer than 100 feet to a street or property line.
2. If not shown on the schedule above or within the chapter text, all minimum and maximum dimensions related to any use shall be determined by the Land Use Board.
3. The designation “N/A” when used with a specific use means “Not applicable,” check chapter text if cited for specific use.
4. The setbacks for any building shall be at least 200 feet from the centerline of a scenic corridor.
5. Notwithstanding the minimum lot areas set forth herein, no such minimum lot area for a non-residential use within the PB District shall be less than that needed to meet the water quality standards of Section 35-11.4.AC.2.d of this chapter, whether or not the lot may be served by a centralized sewer treatment or collection system.
6. All permitted uses as listed in the above Schedule of District Regulations shall be subject to Article 10 of this chapter.
7. Off-site signs shall only be permitted in accordance with the provision of Section 8.13H 4.



LAND DEVELOPMENT REGULATIONS  
Township of Maurice River

Schedule of District Regulations - Pinelands Districts  
PC Pinelands Conservation District  
[Ord. No. 620 § 19; amended 12-15-2022 by Ord. No. 720]

Permitted Uses Site plan review as per Section 35-13.1 is required of all new and expanded uses. See Notes at end of this schedule.	Minimum Lot Size		Minimum Yard			Maximum	
	Area (acres)	Width (feet)	Front (feet)	Side (feet)	Rear (feet)	Height (feet)	Lot Coverage (percentage)
<b>In any PC District the following uses are permitted by right:</b>							
<b>Principal uses:</b>							
1. Agricultural or horticultural use	5	200	50	30	50	35	10%
2. Agricultural or Pinelands environment-related research center or facility	5	200	50	30	50	35	30%
3. Water, forest and wildlife conservation areas and uses	5	200	50	30	50	35	20%
4. Forestry and woodcutting as per Section 35-8.5	(See Note #2 below)						
5. Single-family, detached dwelling (See Note #6 below)	25	200	200	50	200	35	2%
6. Residential cluster development per Section 35-9.24							
<b>Conditional uses permitted by Section 35-13.6 and allowed by the Land Use Board:</b>							
1. Public parks and low intensity recreational facilities as per Section 35-8.10	50	200	100	50	100	35	(See Note #2)
2. Pinelands-related educational, cultural or historical facility or museum as per Section 35-8.10.	5	200	50	50	50	35	20%
3. Campgrounds as per Section 35-9.1	(See Note #2)	250	100	100	100	35	40%
4. Recreational clubs as per Section 35-8.10	20	300	200	200	200	35	10%

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Permitted Uses Site plan review as per Section 35-13.1 is required of all new and expanded uses. See Notes at end of this schedule.	Minimum Lot Size		Minimum Yard			Maximum	
	Area (acres)	Width (feet)	Front (feet)	Side (feet)	Rear (feet)	Height (feet)	Lot Coverage (percentage)
5. Private, non-profit cemetery as per Section 35-8.10	5	100	50	50	50	35	10%
6. Pinelands-related agricultural industry, including processing and storage	5	200	200	50	50	35	20%
7. Resource extraction as per Section 35-9.16	(See Note #2 below)						
8. Dwelling conversions as per Section 35-8.2	(See Note #2 below)						
9. Expansion of non-conforming use as per Section 35-7.4	(See Note #2 below)						
10. Pinelands residence as per Section 35-9.11	3.2	200	50	50	50	35	20%
11. Rural residence as per Section 35-9.18	(See Note #2)	200	50	50	50	35	20%
12. Studio or workshop as per Section 35-9.19	(See Note #2)						
13. Wireless/local communication facilities as per Section 35-9.22	(See Note #2 and 4)						
14. Non-clustered single-family detached dwellings per Section 35-9.25							
<b>Accessory uses as per Section 35-8.1 permitted on the same lot with a principal or conditional use:</b>							<b>Additional Coverage Allowed</b>
1. Any structure or use incidental to agriculture	N/A	N/A	20	20	20	30	10%
2. Keeping of animals as provided in Section 35-9.8A and B.1 through B.6	(See Note #1 below)						
3. Any structure or use incidental to a residential use including swimming pools as per Section 35-8.14	N/A	N/A	50	20	30	10	1%
4. Roadside stand or artisan display as per Section 35-9.17	N/A	N/A	30	50	50	20	1%
5. Home occupation as per Section 35-8.6A	N/A	N/A	50	50	50	30	1%

LAND DEVELOPMENT REGULATIONS

Permitted Uses Site plan review as per Section 35-13.1 is required of all new and expanded uses. See Notes at end of this schedule.	Minimum Lot Size		Minimum Yard			Maximum	
	Area (acres)	Width (feet)	Front (feet)	Side (feet)	Rear (feet)	Height (feet)	Lot Coverage (percentage)
6. Signs as per Section 35-8.13	N/A						
7. Yard sales as per Section 35-9.23	N/A	N/A	N/A	N/A	N/A	N/A	
8. Temporary use of a mobile home as per Section 35-9.9	(See Note #2 below)						
9. Windmills, energy conservation devices and private communication equipment as per Section 35-9.21	(See Note #2 below)						
10. Any structure or use incidental to a permitted principal or conditional use	N/A	N/A	50	50	50	30	5%
11. Home professional office as per Section 35-8.1E							
12. Trailers/shipping containers for storage as per Section 35-8.1A3							

**NOTES:**

1. No animals shall be housed or manure stored nearer than 100 feet to a street or property line.
2. If not shown on the schedule above or within the chapter text, all minimum and maximum dimensions related to any use shall be determined by the Land Use Board.
3. The designation “N/A” when used with a specific use means “Not applicable,” check chapter text if cited for specific use.
4. Setbacks for any building shall be at least 200 feet from the centerline of a scenic corridor.
5. Notwithstanding the minimum lot areas set forth herein, no such minimum lot area for a non-residential use within the PC District shall be less than needed to meet the water quality standards of Section 35-11.4AC.2.d of this chapter, whether or not the lot may be served by a centralized sewer treatment or collection system.
6. Clustering of the permitted dwellings shall be required in accordance with Section 35-9.24 whenever two (2) or more units are proposed as part of a residential development.



LAND DEVELOPMENT REGULATIONS  
Township of Maurice River

**Schedule of District Regulations - Pinelands Districts**  
**PMH Pinelands Mobile Home District**  
**[Amended 12-15-2022 by Ord. No. 720]**

Permitted Uses Site plan review as per Section 35-13.1 is required of all new and expanded uses. See Notes at end of this schedule.	Minimum Lot Size		Minimum Yard			Maximum	
	Area (acres)	Width (feet)	Front (feet)	Side (feet)	Rear (feet)	Height (feet)	Lot Coverage (percentage)
<b>In any PMH District the following uses are permitted by right:</b>							
<b>Principal uses:</b>							
1. Agricultural or horticultural use	5	100	20	20	20	35	20%
2. Forestry and woodcutting as per Section 35-8.5	(See Note #2 below)						
3. Mobile home for residential use and occupancy	5	200	50	50	50	30	20%
4. Public use and facilities	5	200	75	75	75	35	40%
5. Single-family, detached dwelling	5	200	50	50	50	20	
<b>Conditional uses permitted by Section 35-13.6 and allowed by the Land Use Board:</b>							
1. Public parks and recreational facilities	(See Note #2 below)						
2. Dwelling conversions as per Section 35-8.2	5	200	50	50	50	35	30%
3. Expansion of non-conforming use as per Section 35-7.4							
4. Pinelands residence as per Section 35-9.11	3.2	200	50	50	50	35	20%
5. Pinelands-related educational, cultural or historical facility or museum	5	200	100	50	100	35	40%
6. Religious use facility	5	200	75	75	75	35	30%
7. Studio or workshop as per Section 35-9.19	(See Note #2)						
8. Wireless/local communications facilities as per Section 35-9.22							

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<b>Permitted Uses</b> <b>Site plan review as per Section 35-13.1 is required of all new and expanded uses.</b> <b>See Notes at end of this schedule.</b>	Minimum Lot Size		Minimum Yard			Maximum	
	Area (acres)	Width (feet)	Front (feet)	Side (feet)	Rear (feet)	Height (feet)	Lot Coverage (percentage)
<b>Accessory uses as per Section 35-8.1 permitted on the same lot with a principal or conditional use:</b>							<b>Additional Coverage Allowed</b>
1. Home occupation as provided for in Section 35-8.6A	N/A	N/A	50	50	50	30	10%
2. Any structure or use incidental to agriculture	N/A	N/A	20	20	20	30	10%
3. Any structure or use incidental to a residential use including swimming pools as per Section 35-8.14	N/A	N/A	30	10	20	10	1%
4. Keeping of animals as provided bin Section 35-9.8A and B.1 through B.6	(See Note #1 below)						
5. Roadside stand or artisan display as per Section 35-9.17	N/A	N/A					
6. Signs as per Section 35-8.13							
7. Yard sales as per Section 35-9.23	N/A	N/A	N/A	N/A	N/A	N/A	
8. Temporary use of a mobile home as per Section 35-9.9	(See Notes #2, 4 and 5)						
9. Windmill, energy devices conservation and private communication facilities as per Section 35-9.21	(See Notes #2 and 4)						
10. Any structure or use incidental to a permitted principal or conditional use	(See Notes #2, 4 and 5)						
11. Home professional office as per Section 35-8.1E							
12. Trailers/shipping containers for storage as per Section 35-8.1A3							

**NOTES:**

1. No animals shall be housed or manure stored nearer than 100 feet to a street or property line.

## LAND DEVELOPMENT REGULATIONS

2. If not shown on the schedule above or within the chapter text, all minimum and maximum dimensions related to any use shall be determined by the Land Use Board.
3. The designation “N/A” when used with a specific use means “Not Applicable,” check chapter text if cited for specific use.
4. The setbacks for any building shall be at least 200 feet from the centerline of a scenic corridor.
5. All permitted uses as listed in the above Schedule of District Regulations shall be subject to Article 35-10 of this chapter.



LAND DEVELOPMENT REGULATIONS  
Township of Maurice River

**Schedule of District Regulations - Pinelands Districts**  
**PPHB Pinelands Planned Highway Business District**  
[Added by Ord. No. 522 § 2]

Permitted Uses Site plan review as per Section 35-13.1 is required of all new and expanded uses. See Notes at end of this schedule.	Minimum Lot Size		Minimum Yard			Maximum	
	Area (acres)	Width (feet)	Front (feet)	Side (feet)	Rear (feet)	Height (feet)	Lot Coverage (percentage)
<b>In any PPHB District the following uses are permitted by right:</b>							
<b>Principal uses:</b>							
1. Agricultural or horticultural use	5	500	50	30	30	35	10%
2. Low intensity recreational activities	10	500	100	100	100	35	5%
<b>Conditional uses permitted by Section 35-13.6 and allowed by the Land Use Board:</b>							
1. Educational and cultural facility including museums and libraries and subject to the provisions of Section 35-8.10.1 regarding landscaping and design	5	500	200	30	30	35	15%
2. Neighborhood commercial center as per Section 35-8.10.1 and Section 35-9.12	(See Notes #2, 4, 5 and 6)						15%
3. Forestry as per Section 35-8.5							
4. Wireless/local communication facilities as per Section 35-9.22							
<b>Accessory uses as per Section 35-8.1 permitted on the same lot with a principal or conditional use:</b>							<b>Additional Coverage Allowed</b>
1. Any structure or use incidental to a permitted principal or conditional use	(See Notes #2, 4, 5 and 6)						0
2. Signs as per Section 35-8.13							0

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Permitted Uses Site plan review as per Section 35-13.1 is required of all new and expanded uses. See Notes at end of this schedule.	Minimum Lot Size		Minimum Yard			Maximum	
	Area (acres)	Width (feet)	Front (feet)	Side (feet)	Rear (feet)	Height (feet)	Lot Coverage (percentage)
3. Off-street loading and parking spaces as per Section 35-8.7 and Section 35-8.8	(See Notes #2, 4 and 6)						2%
4. Windmill, energy conservation devices and private or local wireless communications facilities							

**NOTES:**

1. If not shown on the schedule above or within the ordinance text, all minimum and maximum dimensions related to any use shall be determined by the Land Use Board.
2. The designation “N/A” when used with a specific use means “Not applicable” however, check ordinance text if cited for specific use.
3. The setbacks for any building shall be at least 200 feet from the centerline of a scenic corridor.
4. Notwithstanding the minimum lot areas set forth herein, no such minimum lot area for a non-residential use within the PPHB District shall be less than that needed to meet the water quality standards of Section 35-11.4.AC.2.d, whether or not the lot may be served by a centralized sewer treatment or collection system.
5. All permitted uses as listed in the above Schedule of District Regulations shall be subject to Article 35-10 of this chapter.

LAND DEVELOPMENT REGULATIONS  
Township of Maurice River

**Schedule of District Regulations - Pinelands Districts**  
**PR Pinelands Residential District**  
**[Ord. No. 620 § 20; amended 12-15-2022 by Ord. No. 720]**

Permitted Uses Site plan review as per Section 35-13.1 is required of all new and expanded uses. See Notes at end of this schedule.	Minimum Lot Size		Minimum Yard			Maximum	
	Area (acres)	Width (feet)	Front (feet)	Side (feet)	Rear (feet)	Height (feet)	Lot Coverage (percentage)
<b>In any PR District the following uses are permitted by right:</b>							
<b>Principal uses</b>							
1. Agricultural or horticultural use	5	100	20	20	20	35	20%
2. Forestry and woodcutting as per Section 35-8.5							
3. Single-family, detached dwelling (See Note #6 below)	5	200	50	50	50	35	20%
4. Religious use facility as per Section 35-8.10	5	200	75	75	75	35	40%
5. Studio or workshop as per Section 35-9.19	(See Notes #2, 4 and 5)						
6. Cluster development per Section 35-9.24							
<b>Conditional uses permitted by Section 35-13.6 and allowed by the Land Use Board:</b>							
1. Public parks and low intensity recreational facilities as per Section 35-8.10	(See Note #2)						
2. Dwelling conversions as per Section 35-8.2	5	200	50	50	50	35	30%
3. Pinelands-related cultural and educational use or facility including museums as per Section 35-8.10	5	200	100	50	100	35	40%
4. Private non-profit cemetery as per Section 35-8.10	5	100	30	30	30	10	10%
5. Expansion of non-conforming use as per Section 35-7.4	(See Notes #2, 4 and 5)						
6. Pinelands residence as per Section 35-9.11	3.2	200	50	50	50	35	20%

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Permitted Uses Site plan review as per Section 35-13.1 is required of all new and expanded uses. See Notes at end of this schedule.	Minimum Lot Size		Minimum Yard			Maximum	
	Area (acres)	Width (feet)	Front (feet)	Side (feet)	Rear (feet)	Height (feet)	Lot Coverage (percentage)
7. Convalescent or nursing facility as per Section 35-8.10	10	300	100	100	100	35	30%
8. Wireless/local communication facilities as per Section 35-9.22							
9. Non-clustered single-family detached dwellings per Section 35-9.25							
<b>Accessory uses as per Section 35-8.1 permitted on the same lot with a principal or conditional use:</b>							<b>Additional Coverage Allowed</b>
1. Home occupation as per Section 35-8.6A	N/A	N/A	50	50	50	30	10%
2. Any structure or use incidental to agriculture including keeping of animals as per Section 35-9.8	N/A	N/A	20	20	20	30	10%
3. Keeping of animals as provided for in Section 35-9.8A and B.1 through B.6	(See Note # 1 below)						
4. Any structure or use incidental to a residential use including swimming pools as per Section 35-8.14	N/A	N/A	30	20	20	10	1%
5. Roadside stand or artisan display as per Section 35-9.17	N/A	N/A					
6. Signs as per Section 35-8.13							
7. Yard sales as per Section 35-9.23	N/A	N/A	N/A	N/A	N/A	N/A	
8. Temporary use of a mobile home as per Section 35-9.9	(See Notes #2, 4 and 5)						
9. Windmill, energy conservation devices and communication equipment as per Section 35-9.21	(See Notes #2, 4 and 5)						
10. Any structure or use incidental to a permitted principal or conditional use	(See Notes #2, 4 and 5)		50	50	50	30	5%
11. Home professional office as per Section 35-8.1E							

LAND DEVELOPMENT REGULATIONS

<b>Permitted Uses</b> <b>Site plan review as per Section 35-13.1 is required of all new and expanded uses.</b> <b>See Notes at end of this schedule.</b>	<b>Minimum Lot Size</b>		<b>Minimum Yard</b>			<b>Maximum</b>	
	<b>Area (acres)</b>	<b>Width (feet)</b>	<b>Front (feet)</b>	<b>Side (feet)</b>	<b>Rear (feet)</b>	<b>Height (feet)</b>	<b>Lot Coverage (percentage)</b>
12. Trailers/shipping containers for storage as per Section 35-8.1A3							

**NOTES:**

1. No animals shall be housed or manure stored nearer than 100 feet to a street or property line.
2. If not shown on the schedule above or within the chapter text, all minimum and maximum dimensions related to any use shall be determined by the Land Use Board.
3. The designation “N/A” when used with a specific use means “Not Applicable,” check chapter text if cited for specific use.
4. The setbacks for any building shall be at least 200 feet from the centerline of a scenic corridor.
5. Notwithstanding the minimum lot areas set forth herein, no such minimum lot area for a nonresidential use within the PR District shall be less than that needed to meet the water quality standards of Section 35-11.4.AC.2.d of this chapter, whether or not the lot may be served by a centralized sewer treatment or collection system.
6. Clustering of the permitted dwellings shall be required in accordance with Section 35-9.24 whenever two or more units are proposed as part of a residential development.



LAND DEVELOPMENT REGULATIONS  
Township of Maurice River

**Schedule of District Regulations - Pinelands Districts**  
**PRDA-C Pinelands Rural Development Area - Conservation District**  
**[Ord. No. 620 § 21; amended 12-15-2022 by Ord. No. 720]**

Permitted Uses Site plan review as per Section 35-13.1 is required of all new and expanded uses. See Notes at end of this schedule.	Minimum Lot Size		Minimum Yard			Maximum	
	Area (acres)	Width (feet)	Front (feet)	Side (feet)	Rear (feet)	Height (feet)	Lot Coverage (percentage)
<b>In any PRDA-C District the following uses are permitted by right:</b>							
<b>Principal uses:</b>							
1. Agricultural or horticultural use	5	200	50	30	50	35	10%
2. Agricultural or Pinelands environment-related research center or facility	5	200	50	30	50	35	30%
3. Water, forest and wildlife conservation areas and uses	5	200	50	30	50	35	20%
4. Forestry and woodcutting as per Section 35-8.5							
5. Single-family, detached dwelling (See Note #6 below)	15	200	200	50	200	35	2%
6. Residential cluster development per Section 35-9.24							
<b>Conditional uses permitted by Section 35-13.6 and allowed by the Land Use Board:</b>							
1. Public parks and recreational facilities	5	200	100	50	100	35	(See Note #2)
2. Pinelands-related educational, cultural or historical facility or museum	5	200	50	50	50	35	20%
3. Campgrounds as per Section 35-9.1	(See Note #2)	250	100	100	100	35	40%
4. Golf courses as per Section 35-9.6	75	500	200	200	200	35	15%
5. Private, non-profit recreational clubs	20	300	200	200	200	35	10%

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Permitted Uses Site plan review as per Section 35-13.1 is required of all new and expanded uses. See Notes at end of this schedule.	Minimum Lot Size		Minimum Yard			Maximum	
	Area (acres)	Width (feet)	Front (feet)	Side (feet)	Rear (feet)	Height (feet)	Lot Coverage (percentage)
6. Private, non-profit cemetery	5	100	50	50	50	35	10%
7. Pinelands-related agricultural industry, including processing and storage	5	200	200	50	50	35	20%
8. Resource extraction as per Section 35-9.16	(See Note #2 below)						
9. Dwelling conversions as per Section 35-8.2	(See Note #2 below)						
10. Expansion of non-conforming use as per Section 35-7.4	(See Note #2 below)						
11. Pinelands residence as per Section 35-9.11	3.2	200	50	50	50	35	20%
12. Rural residence as per Section 35-9.18	(See Note #2)	200	50	50	50	35	20%
13. Studio or workshop as per Section 35-9.19	(See Note #2)						
14. Wireless/local communication facilities as per Section 35-9.22	(See Note #2 and 4)						
15. Non-clustered single-family detached dwellings per Section 35-9.25							
<b>Accessory uses as per Section 35-8.1 permitted on the same lot with a principal or conditional use:</b>							<b>Additional Coverage Allowed</b>
1. Any structure or use incidental to agriculture including keeping of animals as per Section 35-9.8	N/A	N/A	20	20	20	30	10%
2. Any structure or use incidental to a residential use including swimming pools as per Section 35-8.14	N/A	N/A	50	20	30	10	1%
3. Roadside stand or artisan display as per Section 35-9.17	N/A	N/A	30	50	50	20	1%
4. Home occupation as per Section 35-8.6A	N/A	N/A	50	50	50	30	1%

LAND DEVELOPMENT REGULATIONS

Permitted Uses Site plan review as per Section 35-13.1 is required of all new and expanded uses. See Notes at end of this schedule.	Minimum Lot Size		Minimum Yard			Maximum	
	Area (acres)	Width (feet)	Front (feet)	Side (feet)	Rear (feet)	Height (feet)	Lot Coverage (percentage)
5. Keeping of animals as provided for in Section 35-9.8A and B.1 through B.6	(See Note #1 below)						
6. Signs as per Section 35-8.13	N/A						
7. Yard sales as per Section 35-9.23	N/A	N/A	N/A	N/A	N/A	N/A	
8. Temporary use of a mobile home as per Section 35-9.9	(See Note #2 below)						
9. Windmills, energy conservation devices and private communication equipment as per Section 35-9.21	(See Note #2 below)						
10. Any structure or use incidental to a permitted principal or conditional use	N/A	N/A	50	50	50	30	5%
11. Home professional office as per Section 35-8.1E							
12. Trailers/shipping containers for storage as per Section 35-8.1A3							

**NOTES:**

1. No animals shall be housed or manure stored nearer than 100 feet to a street or property line.
2. If not shown on the schedule above or within the chapter text, all minimum and maximum dimensions related to any use shall be determined by the Land Use Board.
3. The designation “N/A” when used with a specific use means “Not applicable,” check chapter text if cited for specific use.
4. Setbacks for any building shall be at least 200 feet from the centerline of a scenic corridor.
5. Notwithstanding the minimum lot areas set forth herein, no such minimum lot area for a non-residential use within the PRDA-C District shall be less than needed to meet the water quality standards of Section 35-11.4AC.2.d of this chapter, whether or not the lot may be served by a centralized sewer treatment or collection system.
6. Clustering of the permitted dwellings shall be required in accordance with Section 35-9.24 whenever two (2) or more units are proposed as part of a residential development.



LAND DEVELOPMENT REGULATIONS  
Township of Maurice River

**Schedule of District Regulations - Pinelands Districts**  
**PRDA-R Pinelands Rural Development Area - Residential District**  
**[Ord. No. 620 § 22; amended 12-15-2022 by Ord. No. 720]**

Permitted Uses Site plan review as per Section 35-13.1 is required of all new and expanded uses. See Notes at end of this schedule.	Minimum Lot Size		Minimum Yard			Maximum	
	Area (acres)	Width (feet)	Front (feet)	Side (feet)	Rear (feet)	Height (feet)	Lot Coverage (percentage)
<b>In any PRDA-R District the following uses are permitted by right:</b>							
<b>Principal uses:</b>							
1. Agricultural or horticultural use	5	100	20	20	20	35	20%
2. Forestry and woodcutting as per Section 35-8.5							
3. Single-family, detached dwelling (See Note #6 below)	5	200	50	50	50	35	20%
4. Religious use facility	5	200	75	75	75	35	40%
5. Public use and facilities	5	200	75	75	75	35	40%
6. Studio or workshop as per Section 35-9.19	(See Notes #2, 4 and 5)						
7. Residential cluster development per Section 35-9.24							
<b>Conditional uses permitted by Section 35-13.6 and allowed by the Land Use Board:</b>							
1. Public parks and recreational facilities	(See Note #2)						
2. Dwelling conversions as per Section 35-8.2	5	200	50	50	50	35	30%
3. Pinelands-related cultural and educational use or facility including museums	5	200	100	50	100	35	40%
4. Private non-profit cemetery	5	100	30	30	30	10	10%
5. Expansion of non-conforming use as per Section 35-7.4	(See Notes #2, 4 and 5)						
6. Pinelands residence as per Section 35-9.11	3.2	200	50	50	50	35	20%

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Permitted Uses Site plan review as per Section 35-13.1 is required of all new and expanded uses. See Notes at end of this schedule.	Minimum Lot Size		Minimum Yard			Maximum	
	Area (acres)	Width (feet)	Front (feet)	Side (feet)	Rear (feet)	Height (feet)	Lot Coverage (percentage)
7. Convalescent or nursing facility	10	300	100	100	100	35	30%
8. Wireless/local communications facilities as per Section 35-9.22	(See Notes #2 and 4 below)						
9. Non-clustered single-family detached dwellings per Section 35-9.25							
<b>Accessory uses as per Section 35-8.1 permitted on the same lot with a principal or conditional use:</b>							<b>Additional Coverage Allowed</b>
1. Home occupation as per Section 35-8.6A	N/A	N/A	50	50	50	30	10%
2. Any structure or use incidental to agriculture including keeping of animals as per Section 35-9.8	N/A	N/A	20	20	20	30	10%
3. Any structure or use incidental to a residential use including swimming pools as per Section 35-8.14	N/A	N/A	30	20	20	10	1%
4. Roadside stand or artisan display as per Section 35-9.17	N/A	N/A					
5. Keeping of animals as provided for in § 9.8A and B.1 through B.6	(See Note #1 below)						
6. Signs as per Section 35-8.13							
7. Yard sales as per Section 35-9.23	N/A	N/A	N/A	N/A	N/A	N/A	
8. Temporary use of a mobile home as per Section 35-9.9	(See Notes #2, 4 and 5)						
9. Windmill, energy conservation devices and private communication equipment as per Section 35-9.21	(See Notes #2, 4 and 5)						
10. Any structure or use incidental to a permitted principal or conditional use	(See Notes #2, 4 and 5)		50	50	50	30	5%
11. Home professional office as per Section 35-8.1E							

LAND DEVELOPMENT REGULATIONS

<b>Permitted Uses</b> Site plan review as per Section 35-13.1 is required of all new and expanded uses. See Notes at end of this schedule.	Minimum Lot Size		Minimum Yard			Maximum	
	Area (acres)	Width (feet)	Front (feet)	Side (feet)	Rear (feet)	Height (feet)	Lot Coverage (percentage)
12. Trailers/shipping containers for storage as per Section 35-8.1A3							

**NOTES:**

1. No animals shall be housed or manure stored nearer than 100 feet to a street or property line.
2. If not shown on the schedule above or within the chapter text, all minimum and maximum dimensions related to any use shall be determined by the Land Use Board.
3. The designation “N/A” when used with a specific use means “Not Applicable,” check chapter text if cited for specific use.
4. The setbacks for any building shall be at least 200 feet from the centerline of a scenic corridor.
5. Notwithstanding the minimum lot areas set forth herein, no such minimum lot area for a nonresidential use within the PRDA-R District shall be less than that needed to meet the water quality standards of Section 35-11.4.AC.2.d of this chapter, whether or not the lot may be served by a centralized sewer treatment or collection system.
6. Clustering of the permitted dwellings shall be required in accordance with Section 35-9.24 whenever two (2) or more units are proposed as part of a residential development.



LAND DEVELOPMENT REGULATIONS  
Township of Maurice River

Schedule of District Regulations - Pinelands Districts  
PSI Pinelands State Institutional District

Permitted Uses Site plan review as per Section 35-13.1 is required of all new and expanded uses. See Notes at end of this schedule.	Minimum Lot Size		Minimum Yard			Maximum	
	Area (acres)	Width (feet)	Front (feet)	Side (feet)	Rear (feet)	Height (feet)	Lot Coverage (percentage)
<b>In any PSI District the following uses are permitted by right:</b>							
<b>Principal uses:</b>							
1. Agricultural or horticultural use	5	200	50	30	50	35	10%
2. Agricultural or Pinelands environment-related research center or facility	5	200	50	30	50	35	30%
3. Water, forest and wildlife conservation areas and uses	5	200	50	30	50	35	20%
4. Forestry and woodcutting as per Section 35-8.5	(See Note #2 below)						
5. State institutions	200	500	500	300	300	35	5%
<b>Conditional uses permitted by Section 35-13.6 and allowed by the Land Use Board:</b>							
1. Public parks and recreational facilities	5	200	100	50	100	35	(See Note #2)
2. Pinelands-related educational, cultural or historical facility or museum	5	200	50	50	50	35	20%
3. Campgrounds as per Section 35-9.1	(See Note #2)	250	100	100	100	35	40%
4. Private, non-profit recreational clubs	20	300	200	200	200	35	10%
5. Private, non-profit cemetery	5	100	50	50	50	35	10%
6. Pinelands-related agricultural industry, including processing and storage	5	200	200	50	50	35	20%
7. Resource extraction as per Section 35-9.16	(See Note #2 below)						

MAURICE RIVER CODE

<b>Permitted Uses</b> Site plan review as per Section 35-13.1 is required of all new and expanded uses. See Notes at end of this schedule.	<b>Minimum Lot Size</b>		<b>Minimum Yard</b>			<b>Maximum</b>	
	<b>Area (acres)</b>	<b>Width (feet)</b>	<b>Front (feet)</b>	<b>Side (feet)</b>	<b>Rear (feet)</b>	<b>Height (feet)</b>	<b>Lot Coverage (percentage)</b>
8. Expansion of non-conforming use as per Section 35-7.4	(See Note #2 below)						
9. Wireless/local communication facilities as per Section 35-9.22	(See Note #2 and 4)						
<b>Accessory uses as per Section 35-8.1 permitted on the same lot with a coverage principal or conditional use:</b>							<b>Additional Coverage Allowed</b>
1. Any structure or use incidental to agriculture including keeping of animals as per Section 35-9.8	N/A	N/A	20	20	20	30	10%
2. Any structure or use incidental to a residential use including swimming pools as per Section 35-8.14	N/A	N/A	50	20	30	10	1%
3. Signs as per Section 35-8.13	N/A						
4. Keeping of animals as per Section 35-9.8A and B.1 through B.6	(See Note #1 below)						
5. Temporary use of a mobile home as per Section 35-9.9	(See Note #2 below)						
6. Windmills, energy conservation devices and private communication equipment as per Section 35-9.21	(See Note #2 below)						
7. Any structure or use incidental to a permitted principal or conditional use	N/A	N/A	50	50	50	30	5%

**NOTES:**

1. No animals shall be housed or manure stored nearer than 100 feet to a street or property line.
2. If not shown on the schedule above or within the chapter text, all minimum and maximum dimensions related to any use shall be determined by the Land Use Board.

## LAND DEVELOPMENT REGULATIONS

3. The designation “N/A” when used with a specific use means “Not Applicable,” check chapter text if cited for specific use.
4. Setbacks for any building shall be at least 200 feet from the centerline of a scenic corridor.
5. Notwithstanding the minimum lot areas set forth herein, no such minimum lot area for a non-residential use within the PSI District shall be less than that needed to meet the water quality standards of Section 35-11.4AC.2.d of this chapter, whether or not the lot may be served by a centralized sewer treatment or collection system.



LAND DEVELOPMENT REGULATIONS  
Township of Maurice River

**Schedule of District Regulations - Pinelands Districts**  
**PVB - Pinelands Village Business District**  
[Amended 9-21-2000 by Ord. No. 496; 12-15-2022 by Ord. No. 720]

Permitted Uses Site plan review as per Section 35-13.1 is required of all new and expanded uses. See Notes at end of this schedule.	Minimum Lot Size		Minimum Yard			Maximum	
	Area (acres)	Width (feet)	Front (feet)	Side (feet)	Rear (feet)	Height (feet)	Lot Coverage (percentage)
<b>In any PVB District the following uses are permitted by right:</b>							
<b>Principal uses:</b>							
1. Parks and recreational facilities	1	200	40	30	40	35	10%
2. Agricultural or horticultural use	5	100	10	30	30	40	10%
3. Forestry and woodcutting as per Section 35-8.5	N/A	N/A	N/A	N/A	N/A	N/A	N/A
4. Single-family, detached dwelling	2	200	40	30	30	35	30%
5. Dwelling conversions per Section 35-8.2	(See Notes #2, 5 and 6 below)						
6. Village-oriented commercial or retail per Section 35-9.20	1	200	40	30	30	35	60%
7. Restaurant excluding drive-in windows	1	200	30	30	30	35	60%
8. Professional and business offices	1	200	30	30	30	35	60%
9. Studio or workshop as per Section 35-9.19	1	200	50	30	40	30	50%
10. Day care centers, nursery schools and private educational facility	1	200	40	30	30	35	40%
11. Religious use facilities	2	200	40	30	40	40	50%
<b>Conditional uses permitted per Section 35-13.6 and allowed by the Land Use Board:</b>							
1. Educational, cultural or historic facility or museum	2	200	40	30	40	35	50%
2. Multi-family dwelling and/or townhouse project per Section 35-9.10	2	200	40	20	30	35	35%

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Permitted Uses Site plan review as per Section 35-13.1 is required of all new and expanded uses. See Notes at end of this schedule.	Minimum Lot Size		Minimum Yard			Maximum	
	Area (acres)	Width (feet)	Front (feet)	Side (feet)	Rear (feet)	Height (feet)	Lot Coverage (percentage)
3. Clubs, lodges, and nonprofit assembly halls	2	200	50	30	40	40	60%
4. Philanthropic or eleemosynary organization office	2	200	40	30	40	35	50%
5. Commercial or retail uses	2	200	40	30	40	35	50%
6. Neighborhood shopping center per Section 35-9.12	(See Notes #2, 5 and 6 below)						
7. Gasoline service station or repair garage as per Section 35-9.5	2	200	75	50	50	35	60%
8. Animal care/boarding, including kennels and hospitals per Section 35-9.8	5	200	100	50	100	35	25%
9. Marina and similar water-related recreational uses or facilities	2	200	50	30	N/A	50	40%
10. Shipbuilding	5	200	50	30	N/A	50	50%
11. Professional office center as per Section 35-9.14	5	200	50	30	30	35	60%
12. Commercial use-related dwelling as per Section 35-9.3	(See Notes #2, 5 and 6 below)						
13. Wireless/local communications facilities as per Section 35-9.22	(See Notes 2 and 5 below)						
14. Home occupation as per Section 35-8.6B	N/A	N/A	N/A	N/A	N/A	N/A	N/A
<b>Accessory uses as per Section 35-8.1 permitted on the same lot with a principal or conditional uses:</b>							<b>Additional Coverage Allowed</b>
1. Any structure or use incidental to a residential use including swimming pools per Section 35-8.14	N/A	N/A	40	20	20	35	10%
2. Home occupation as per Section 35-8.6A	N/A	N/A	40	20	30	30	10%
3. Any structure or use incidental to a principal or conditional use	N/A	N/A	40	30	30	30	10%

LAND DEVELOPMENT REGULATIONS

Permitted Uses Site plan review as per Section 35-13.1 is required of all new and expanded uses. See Notes at end of this schedule.	Minimum Lot Size		Minimum Yard			Maximum	
	Area (acres)	Width (feet)	Front (feet)	Side (feet)	Rear (feet)	Height (feet)	Lot Coverage (percentage)
4. Roadside stand or artisan display as per Section 35-9.17	N/A	N/A					
5. Signs per Section 35-8.13	N/A	N/A					
6. Outdoor storage per Section 35-8.9	N/A	200	(See Note #2)				
7. Yard sales per Section 35-9.23	N/A	N/A					
8. Temporary use of a mobile home as per Section 35-9.9	(See Notes #2, 5 and 6 below)						
9. Windmills, energy conservation devices and communication facilities per Section 35-9.21	(See Notes #2 and 5 below)						
10. Home professional office as per Section 35-8.1E							
11. Trailers/shipping containers for storage as per Section 35-8.1A3							

**NOTES:**

1. No animals shall be housed or manure stored nearer than 100 feet to a street or property line.
2. If not shown in the schedule above or within the chapter text, all minimum and maximum dimensions related to any use shall be determined by the Land Use Board.
3. The designation “N/A” when used with a specific use means “Not Applicable,” check chapter text if cited for specific use.
4. Standards as contained in this Schedule may be superseded if the lands involved are within the RC River Conservation Overlay District. Check the Zoning Map and Section 35-8.12 to determine applicability and specific requirements of the RC River Conservation Overlay District.
5. Setbacks for any building shall be at least 200 feet from the centerline of a scenic corridor.
6. Notwithstanding the minimum lot areas set forth herein, no such minimum lot area for a use within the PVB District shall be less than that needed to meet the water quality standards of Section 35-11.4AC.2.d of this chapter, whether or not the lot may be served by a centralized sewer treatment or collection system.



LAND DEVELOPMENT REGULATIONS  
Township of Maurice River

**Schedule of District Regulations - Pinelands Districts**  
**PVC-3 Pinelands Village Center District**  
**[Amended 12-15-2022 by Ord. No. 720]**

Permitted Uses Site plan review as per Section 35-13.1 is required of all new and expanded uses. See Notes at end of this schedule.	Minimum Lot Size		Minimum Yard			Maximum	
	Area (acres)	Width (feet)	Front (feet)	Side (feet)	Rear (feet)	Height (feet)	Lot Coverage (percentage)
<b>In any PVC-3 District the following uses are permitted by right:</b>							
<b>Principal uses:</b>							
1. Pinelands-related educational, cultural or historical facility or museum	2	200	50	30	50	35	60%
2. Single-family, detached dwelling	3.2	200	50	30	40	35	30%
3. Single-family, detached dwelling with alternative on-site waste disposal	1	120	40	20	30	35	40%
4. Dwelling conversion as per Section 35-8.2	(See Notes # 2, 4, 5 and 6)						
5. Studio or workshop as per Section 35-9.19	3.2	200	50	30	40	35	30%
6. Village-oriented commercial or retail use as per Section 35-9.20	3.2	200	50	30	40	35	40%
7. Religious use facility	2	200	50	30	40	35	70%
8. Public uses and facilities	5	200	75	75	75	35	40%
<b>Conditional uses permitted by Section 35-13.6 and allowed by the Land Use Board:</b>							
1. Public parks and recreational facilities	(See Note #2 below)						
2. Day care center	5	200	50	50	50	35	30%
3. Hospital and convalescent, nursing or assisted living facility	10	300	100	100	100	35	30%
4. Neighborhood commercial center as per Section 35-9.12	(See Notes #2, 4, 5 and 6)						

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<b>Permitted Uses</b> <b>Site plan review as per Section 35-13.1 is required of all new and expanded uses.</b> <b>See Notes at end of this schedule.</b>	Minimum Lot Size		Minimum Yard			Maximum	
	Area (acres)	Width (feet)	Front (feet)	Side (feet)	Rear (feet)	Height (feet)	Lot Coverage (percentage)
5. Animal care and/or boarding, including kennels as per Section 35-9.8	5	200	100	100	100	35	30%
6. Home commercial occupations as per Section 35-8.6B	3.2	200	40	30	30	35	N/A
7. Wireless/local communication facilities as provided in Section 35-9.22							
<b>Accessory uses as per Section 35-8.1 permitted on the same lot with a principal or conditional use:</b>							<b>Additional Coverage Allowed</b>
1. Home occupation as per Section 35-8.6A	N/A	N/A	50	50	50	30	10%
2. Any structure or use incidental to a residential use including swimming pools as per Section 35-8.14	N/A	N/A	30	10	20	10	1%
3. Roadside stand or artisan display as per Section 35-9.17	N/A	50	40	N/A	N/A	35	1%
4. Commercial use-related dwelling as per Section 35-9.3	(See Notes #2, 4 and 5)						
5. Signs as per Section 35-8.13							
6. Keeping of animals as provided in Section 35-9.8A and B.1 through B.6	(See Note #1 below)						
7. Temporary use of a mobile home as per Section 35-9.9	(See Notes #2, 4, 5 and 6)						
8. Windmill, energy conservation devices and private communication equipment as per Section 35-9.21	(See Notes #2, 4 and 6)						
9. Any structure or use incidental to a permitted principal or conditional use	(See Notes #2, 4, 5 and 6)						
10. Home professional office as per Section 35-8.1E							

LAND DEVELOPMENT REGULATIONS

<b>Permitted Uses</b> <b>Site plan review as per Section 35-13.1 is</b> <b>required of all new and expanded uses.</b> <b>See Notes at end of this schedule.</b>	<b>Minimum Lot Size</b>		<b>Minimum Yard</b>			<b>Maximum</b>	
	<b>Area</b> <b>(acres)</b>	<b>Width</b> <b>(feet)</b>	<b>Front</b> <b>(feet)</b>	<b>Side</b> <b>(feet)</b>	<b>Rear</b> <b>(feet)</b>	<b>Height</b> <b>(feet)</b>	<b>Lot</b> <b>Coverage</b> <b>(percentage)</b>
11. Trailers/shipping containers for storage as per Section 35-8.1A3							

**NOTES:**

1. No animals shall be housed or manure stored nearer than 100 feet to a street or property line.
2. If not shown in the schedule above or within the text of the chapter, all minimum and maximum dimensions related to any use shall be determined by the Land Use Board.
3. The designation “N/A” when used with a specific use means “Not applicable,” check chapter text if cited for specific use.
4. The setbacks for any building shall be at least 200 feet from the centerline of a scenic corridor.
5. All permitted uses as listed in the above Schedule of District Regulations shall be subject to Article 35-10 of this chapter.



LAND DEVELOPMENT REGULATIONS  
Township of Maurice River

**Schedule of District Regulations - Pinelands Districts**  
**PVC-5 Pinelands Village Center District**  
**[Amended 12-15-2022 by Ord. No. 720]**

	Minimum Lot Size		Minimum Yard			Maximum	
	Area (acres)	Width (feet)	Front (feet)	Side (feet)	Rear (feet)	Height (feet)	Lot Coverage (percentage)
<b>In any PVC-5 District the following uses are permitted by right:</b>							
<b>Principal uses:</b>							
1. Agricultural or horticultural use	5	100	20	20	20	35	20%
2. Forestry and woodcutting as per Section 35-8.5	(See Note #2 below)						
3. Pinelands-related educational, cultural or historical facility or museum	5	200	50	30	50	35	30%
4. Single-family, detached dwelling	5	200	50	50	50	35	20%
5. Professional office	5	200	50	50	50	35	40%
6. Village-oriented commercial or retail use as per Section 35-9.20	5	200	50	50	50	35	40%
7. Religious use facility	5	200	75	75	75	35	40%
8. Public use and facilities	5	200	75	75	75	35	40%
<b>Conditional uses permitted by Section 35-13.6 and allowed by the Land Use Board:</b>							
1. Public parks and recreational facilities	(See Note #2 below)						
2. Clubs, lodges and non-profit assembly halls	5	200	50	30	40	35	30%
3. Dwelling conversions as per Section 35-8.2	5	200	50	50	50	35	30%
4. Gasoline station and/or repair garage as per Section 35-9.5	5	200	50	50	50	35	40%
5. Day care center or nursery or pre-school	5	200	50	50	50	35	30%

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	Minimum Lot Size		Minimum Yard			Maximum	
	Area (acres)	Width (feet)	Front (feet)	Side (feet)	Rear (feet)	Height (feet)	Lot Coverage (percentage)
6. Expansion of non-conforming use as per Section 35-7.4							
7. Pinelands residence as per Section 35-9.11	3.2	200	50	50	50	35	20%
8. Convalescent, nursing or assisted living facility	10	300	100	100	100	35	30%
9. Home occupations as per Section 35-8.6B	N/A	N/A					
10. Studio or workshop as per Section 35-9.19	5	200	50	50	50	35	30%
11. Wireless/local communication facilities as per Section 35-9.22							
<b>Accessory uses as per Section 35-8.1 permitted on the same lot with a principal or conditional use:</b>							<b>Additional Coverage Allowed</b>
1. Home occupations as per Section 35-8.6A	N/A	N/A	50	50	50	30	10%
2. Any structure or use incidental to agriculture including keeping of animals as per Section 35-9.8	N/A	N/A	20	20	20	30	10%
3. Any structure or use incidental to a residential use including swimming pools as per Section 35-8.14	N/A	N/A	30	20	20	10	1%
4. Commercial use-related dwelling as per Section 35-9.3	(See Notes #2 and 4)						
5. Roadside stand or artisan display as per Section 35-9.17	N/A	N/A	40	N/A	N/A	35	1%
6. Keeping of animals as provided for in Section 35-9.8A and B.1 through B.6	(See Note #1 below)						
7. Signs as per Section 35-8.14	N/A	N/A					
8. Yard sales as per Section 35-9.23	N/A	N/A	N/A	N/A	N/A	N/A	
9. Temporary use of a mobile home as per Section 35-9.9	(See Notes #2 and 5)						

LAND DEVELOPMENT REGULATIONS

	Minimum Lot Size		Minimum Yard			Maximum	
	Area (acres)	Width (feet)	Front (feet)	Side (feet)	Rear (feet)	Height (feet)	Lot Coverage (percentage)
10. Windmill, energy conservation devices and private communication equipment as per Section 35-9.21	(See Notes #2 and 4)						
11. Any structure or use incidental to a permitted principal or conditional use	(See Notes #2, 4 and 5)						
12. Home professional office as per Section 35-8.1E							
13. Trailers/shipping containers for storage as per Section 35-8.1A3							

**NOTES:**

1. No animals shall be housed or manure stored nearer than 100 feet to a street or property line.
2. If not shown on the schedule above or within the chapter text, all minimum and maximum dimensions related to any use shall be determined by the Land Use Board.
3. The designation “N/A” when used with a specific use means “Not applicable,” check chapter text if cited for specific use.
4. The setbacks for any building shall be at least 200 feet from the centerline of a scenic corridor.



LAND DEVELOPMENT REGULATIONS  
Township of Maurice River

**Schedule of District Regulations - Pinelands Districts**  
**PVHB Pinelands Village Highway Business District**  
**[Amended 12-15-2022 by Ord. No. 720]**

Permitted Uses Site plan review as per Section 35-13.1 is required of all new and expanded uses. See Notes at end of this schedule.	Minimum Lot Size		Minimum Yard			Maximum	
	Area (acres)	Width (feet)	Front (feet)	Side (feet)	Rear (feet)	Height (feet)	Lot Coverage (percentage)
<b>In any PVHB District the following uses are permitted by right:</b>							
<b>Principal uses:</b>							
1. Water, forest and wildlife conservation areas and uses	2	200	10	10	10	35	10%
2. Agricultural or horticultural use	5	100	10	30	30	40	10%
3. Forestry and woodcutting as per Section 35-8.5	N/A	N/A	N/A	NA	N/A	N/A	N/A
4. Parks and recreational facilities	2	200	10	10	10	35	20%
5. Educational, cultural or historic facility or museum or library	2	200	50	40	50	40	40%
6. Commercial and retail uses	2	200	50	30	40	35	60%
7. Professional and business offices including banks and professional office centers as per Section 35-9.14	2	200	40	30	40	35	50%
8. Restaurants, bakeries, cafes, and fast food outlets	2	200	50	30	40	35	75%
9. Motels or hotels	2	200	50	30	40	35	60%
10. Theaters, auditoriums and indoor recreational uses	3	200	50	40	50	50	60%
11. Clubs, lodges and assembly halls	3	200	50	30	40	40	60%
12. Single-family, detached dwelling	3.2	200	40	30	40	35	20%
13. Studio or workshop as per Section 35-9.19	(See Note #2)						
<b>Conditional uses permitted per Section 35-13.6 and allowed by the Land Use Board:</b>							
1. Hospital or medical procedure facility, convalescent or nursing home or assisted living facility	10	200	50	50	50	40	30%
2. Philanthropic or eleemosynary organization office	2	200	50	30	40	35	40%

MAURICE RIVER CODE

Permitted Uses Site plan review as per Section 35-13.1 is required of all new and expanded uses. See Notes at end of this schedule.	Minimum Lot Size		Minimum Yard			Maximum	
	Area (acres)	Width (feet)	Front (feet)	Side (feet)	Rear (feet)	Height (feet)	Lot Coverage (percentage)
3. Day care centers, nursery schools and private educational facility	2	200	50	40	50	35	30%
4. Religious use facilities	5	200	50	40	50	40	40%
5. Private non-profit educational or cultural uses and facilities	2	200	40	40	40	35	60%
6. Gasoline service station, car wash, or repair garage as per Section 35-9.5	2	200	50	40	30	35	70%
7. Planned commercial centers as per Section 35-9.12	3	200	(See Note #2)				
8. Warehouse, wholesale, storage and distribution uses	10	200	50	50	50	35	60%
9. Commercial use-related dwelling as per Section 35-9.3	(See Note #2 below)						
10. Wireless/local communication facilities as per Section 35-9.22							
11. Animal care/boarding, including kennels, stables and animal hospitals per Section 35-9.8	10	200	100	100	100	35	40%
12. Lumberyards, sale and service of trucks, farm equipment, machinery, heavy equipment, boats, mobile homes, recreational vehicles and similar uses	5	200	50	50	50	35	50%
13. Industrial park as per Section 35-9.7	20	500	100	100	100	35	70%
14. Home occupations as per Section 35-8.6B	2	200	50	50	50	35	50%
15. Wireless/local communications facilities as per Section 35-9.22	(See Notes #2 and 5 below)						
<b>Accessory uses as per Section 35-8.1 permitted on the same lot with a principal or conditional uses:</b>							<b>Additional Coverage Allowed</b>
1. Any structure or use incidental to a permitted principal or approved conditional use	(See Note #2 below)						
2. Home occupation as per Section 35-8.6A	N/A	N/A	40	20	30	30	10%

LAND DEVELOPMENT REGULATIONS

Permitted Uses Site plan review as per Section 35-13.1 is required of all new and expanded uses. See Notes at end of this schedule.	Minimum Lot Size		Minimum Yard			Maximum	
	Area (acres)	Width (feet)	Front (feet)	Side (feet)	Rear (feet)	Height (feet)	Lot Coverage (percentage)
3. Outdoor storage per Section 35-8.9	N/A	N/A	(See Note #2)				
4. Signs per Section 35-8.13	N/A	N/A	(See Note #2)				
5. Windmills, energy conservation devices and private communication facilities per Section 35-9.21	(See Notes #2 and 5 below)						
6. Keeping of animals as provided for in Section 35-9.8A and B.1 through B.6	(See Note #1 below)						
7. Home professional office as per Section 35-8.1E							
8. Trailers/shipping containers for storage as per Section 35-8.1A3							

**NOTES:**

1. No animals shall be housed or manure stored nearer than 100 feet to a street or property line.
2. If not shown in the schedule above or within the chapter text, all minimum and maximum dimensions related to any use shall be determined by the Land Use Board.
3. The designation “N/A” when used with a specific use means “Not Applicable,” check chapter text if cited for specific use.
4. Standards as contained in this Schedule may be superseded if the lands involved are within the RC River Conservation Overlay District. Check the Zoning Map and Section 35-8.12 to determine applicability and specific requirements of the RC River Conservation Overlay District.
5. The setbacks for any building shall be at least 200 feet from the centerline of a scenic corridor.
6. All permitted uses as listed in the above Schedule of District Regulations shall be subject to Article 35-10 of this chapter.
7. Off-site signs shall only be permitted in accordance with the provisions of Section 35-8.13H.4 of this chapter.