

LAND DEVELOPMENT REGULATIONS

35 Attachment 3

Township of Maurice River

Schedule of District Regulations – Non-Pineland Districts

C Conservation District

C-15 Conservation District

MH Mobile Home District

R-5 Residential District

R-10 Residential District

VB-Village Business District

VR-Village Residential District

VLI-Village Light Industrial District

VHB Village Highway Business District

VC-Village Center District

LAND DEVELOPMENT REGULATIONS
Township of Maurice River

Schedule of District Regulations - Non-Pinelands Districts
C Conservation District
[Ord. No. 594; 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)
In any C District the following uses are permitted by right:							
Principal uses:							
1. Water, forest and wildlife conservation areas and uses	5	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	N/A	N/A	N/A	N/A
4. Parks and recreational facilities	5	200	10	10	10	35	20%
5. Religious use facilities	25	200	50	40	50	40	40%
6. Animal care/boarding, including kennels, stables and animal hospitals per Section 35-9.8	25	200	100	100	100	35	20%
7. Single-family, detached dwelling	25	200	100	50	100	35	10%
8. Dwelling conversions per Section 35-8.2	(See Note #2)						
9. Private, non-profit cemeteries	10	200	30	30	30	35	10%
10. Studio or workshop as per Section 35-9.19	(See Note #2)						
Conditional uses permitted per Section 35-13.6 and allowed by the Land Use Board:							
1. Educational, cultural or historic facility or museum	25	200	50	40	50	40	40%
2. Philanthropic or eleemosynary organization office	5	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. Seasonal recreational facilities and uses including bathhouses, hunting and fishing-related uses and facilities	2	100	50	30	50	35	60%
5. Marina, boatyards and similar water-related recreational uses	2	100	50	30	50	40	60%
6. Wireless/Local communications facilities as per Section 35-9.22	1	200	N/A	N/A	N/A	N/A	10%
Accessory uses as per Section 35-8.1 permitted on the same lot with a principal or conditional use:							Additional Coverage Allowed
1. Any structure or use incidental to a principal or conditional use including a swimming pool per Section 35-8.14	N/A	N/A	40	30	30	30	10%
2. Home occupation as per Section 35-8.6A	N/A	N/A	40	20	30	30	10%
3. Keeping of animals as per Section 35-9.8A and B.1 through B.6	(See Note #1 below)						
4. Roadside stand or artisan display as per Section 35-9.17	N/A	N/A	(See Note #2 below)	20	N/A		
5. Signs per Section 35-8.13	N/A	N/A					
6. Yard sales per Section 35-9.23	N/A	N/A					
7. Temporary use of a mobile home as per Section 35-9.9	(See Notes #2 and 4)						
8. Windmills, energy conservation devices and private communication facilities as per Section 35-9.21	(See Notes #2 and 4)						
9. Any structure or use incidental to a principal or conditional use	N/A	N/A					

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)
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 Ordinance 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.

LAND DEVELOPMENT REGULATIONS
Township of Maurice River

Schedule of District Regulations - Non-Pinelands Districts
C-15 Conservation 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)
In any C-15 District the following uses are permitted by right:							
Principal uses:							
1. Water, forest and wildlife conservation areas and uses	5	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	N/A	N/A	N/A	N/A
4. Parks and recreational facilities	5	200	10	10	10	35	20%
5. Religious use facilities	25	200	50	40	50	40	40%
6. Single-family, detached dwelling	15	200	100	50	100	35	10%
7. Studio or workshop as per Section 35-9.19	(See Note #2)						
Conditional uses permitted per Section 35-13.6 and allowed by the Land Use Board:							
1. Educational, cultural or historic facility or museum	25	200	50	40	50	40	40%
2. Dwelling conversions per Section 35-8.2	(See Note #2 below)						
3. Private, non-profit cemeteries	10	200	30	30	30	35	10%
4. Seasonal recreational facilities and uses including bathhouses, hunting and fishing-related uses and facilities	2	100	50	30	50	35	60%
5. Marina, boatyards and similar water-related, recreational use	2	100	50	30	50	40	60%

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)
6. Rural residence per Section 35-9.18	3.2	200	100	50	100	35	20%
Accessory uses as per Section 35-8.1 permitted on the same lot with a coverage principal or conditional use:							Additional Coverage Allowed
1. Any structure or use incidental to a residential use including swimming pools per Section 35-8.14	N/A	N/A	40	20	30	35	10%
2. Home occupation as per Section 35-8.6A	N/A	N/A	40	20	30	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. Roadside stand or artisan display as per Section 35-9.17	N/A	N/A	(See Note #2 below)			20	N/A
5. Signs per Section 35-8.13	N/A	N/A					
6. Yard sales per Section 35-9.23	N/A	N/A					
7. Temporary use of a mobile home as per Section 35-9.9	(See Note #2 below)						
8. Windmills, energy conservation devices and private communication facilities per Section 35-9.21	(See Note #2 below)						
9. Any structure or use incidental to a principal or conditional use	N/A	N/A	40	30	30	30	10%
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 above or within the chapter text, all minimum and maximum dimensions 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.

LAND DEVELOPMENT REGULATIONS

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.

LAND DEVELOPMENT REGULATIONS
Township of Maurice River

Schedule of District Regulations - Non-Pinelands Districts
MH Mobile Home District
[Amended 12-15-2022 by Ord. No. 720; 10-17-2024 by Ord. No. 749]

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)
In any MH District the following uses are permitted by right:							
Principal uses:							
1. Agricultural or horticultural use	5	100	10	30	30	40	10%
2. Forestry and woodcutting as per Section 35-8.5	N/A	N/A	N/A	N/A	N/A	N/A	N/A
3. Manufactured or mobile home	5	200	40	20	30	35	20%
4. Dwelling conversions per Section 35-8.2	(See Note #2)						
5. Cluster development per Section 35-9.2 (minimum tract size of 50 acres)	3	200	50	40	50	35	25%
6. Single-family, detached dwelling	5	200	40	20	30	35	25%
7. Single-family, detached dwelling on undersized lots per Section 35-9.27	1	100	40	20	30	35	30%
Conditional uses permitted per Section 35-13.6 and allowed by the Land Use Board:							
1. Parks and recreational facilities	2	200	10	10	10	35	20%
2. Educational, cultural or historic facility or museum	5	200	50	40	50	40	40%
3. Religious use facilities	5	200	50	40	50	40	40%
4. Day care centers, nursery schools and private educational facility	5	200	50	40	50	35	30%
5. Private non-profit cemetery	5	200	30	30	30	35	10%
6. Studio or workshop as per Section 35-9.19	(See Note #2)						

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)
Accessory uses as per Section 35-8.1 permitted on the same lot with a principal or conditional use:							Additional Coverage Allowed
1. Any structure or use incidental to a principal or conditional use including a swimming pools per Section 35-8.14	N/A	N/A	30	20	20	35	10%
2. Home occupation as per Section 35-8.6A	N/A	N/A	40	20	20	30	10%
3. Keeping of animals as per Section 35-9.8A and B.1 through B.6	(See Note #2 below)						
4. Roadside stand or artisan display as per Section 35-9.16	N/A	N/A					
5. Signs per Section 35-8.13	N/A	N/A					
6. Yard sales per Section 35-9.23	N/A	N/A					
7. Temporary use of a mobile home as per Section 35-9.9	(See Note #2 below)						
8. Windmills, energy conservation devices and private communication facilities as per Section 35-9.21	(See Note #2 below)						
9. Any structure or use incidental to a principal or conditional use	N/A	N/A	40	20	20	35	10%
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 above or within the chapter text, 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.

LAND DEVELOPMENT REGULATIONS
Township of Maurice River

Schedule of District Regulations - Non-Pinelands Districts
R-5 Residential District
[Amended 12-15-2022 by Ord. No. 720; 10-17-2024 by Ord. No. 749]

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)
In any R-5 District the following uses are permitted by right:							
Principal uses:							
1. Agricultural or horticultural use	5	100	10	30	30	40	10%
2. Forestry and woodcutting as per Section 35-8.5	N/A	N/A	N/A	N/A	N/A	N/A	N/A
3. Parks and recreational facilities	2	200	10	10	10	35	20%
4. Educational, cultural or historic facility or museum	5	200	50	40	50	40	40%
5. Religious use facilities	5	200	50	40	50	40	40%
6. Single-family, detached dwelling	5	200	50	40	50	35	20%
7. Dwelling conversions per Section 35-8.2	(See Note #2)						
8. Cluster developments per Section 35-9.2 (minimum tract size of 50 acres)	3	200	50	40	50	35	25%
9. Studio or workshop as per Section 35-9.19	(See Note #2)						
10. Single-family, detached dwelling on undersized lots per Section 35-9.27	1	100	40	20	30	35	30%
Conditional uses permitted per Section 35-13.6 and allowed by the Land Use Board:							
1. Duplex as per Section 35-9.4	8	200	50	40	40	35	25%
2. Hospital or medical procedure facility, convalescent or nursing home or assisted living facility	5	200	50	50	50	40	40%
3. Philanthropic or eleemosynary organization office	5	200	50	40	50	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)
4. Day care centers, nursery schools and private educational facility	5	200	50	40	50	35	30%
5. Private, non-profit cemetery	5	200	30	30	30	35	10%
Accessory uses as per Section 35-8.1 permitted on the same lot with a principal or conditional use:							Additional Coverage Allowed
1. Any structure or use incidental to a residential use including swimming pools per Section 35-8.14	N/A	N/A	50	20	20	35	10%
2. Home occupation as per Section 35-8.6A and Section 35-9.19	N/A	N/A	40	20	30	30	10%
3. Roadside stand or artisan display as per Section 35-9.17	N/A	N/A					
4. Signs per Section 35-8.13	N/A	N/A					
5. Any structure or use incidental to a principal or conditional use	N/A	N/A	40	30	30	30	10%
6. Yard sales per Section 35-9.23	N/A	N/A					
7. Roadside stand or artisan display per Section 35-9.17	(See Note #2)						
8. Keeping of animals as provided in Section 35-9.8A and B.1 through B.6	(See Note #1 below)						
9. Temporary use of a mobile home as per Section 35-9.9	(See Note #2)						
10. Windmills, energy conservation devices and private communication facilities per Section 35-9.21	(See Note #2)						
11. Home professional office as per Section 35-8.1E							
12. Trailers/shipping containers for storage as per Section 35-8.1A3							

LAND DEVELOPMENT REGULATIONS

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, all minimum and maximum dimensions related to any use shall be determined by the approving authority.
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.

LAND DEVELOPMENT REGULATIONS
Township of Maurice River

Schedule of District Regulations - Non-Pinelands Districts
R-10 Residential District
[Amended 12-15-2022 by Ord. No. 720; 10-17-2024 by Ord. No. 749]

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)
In any R-10 District the following uses are permitted by right:							
Principal uses:							
1. Water, forest and wildlife conservation areas and uses	5	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	N/A	N/A	N/A	N/A
4. Parks and recreational facilities	5	200	10	10	10	35	20%
5. Educational, cultural or historic facility or museum	5	200	50	40	50	40	40%
6. Religious use facilities	5	200	50	40	50	40	40%
7. Animal care/boarding, including kennels, stables and animal hospitals per Section 35-9.8	10	200	100	100	100	40	20%
8. Single-family, detached dwelling	10	200	50	50	50	35	0.5%
9. Dwelling conversions per Section 35-8.2	(See Note #2)						
10. Private, non-profit cemeteries	5	200	30	30	30	35	30%
11. Studio or workshop as per Section 35-9.19	(See Note #2)						
12. Single-family, detached dwelling on undersized lots per Section 35-9.27	1	100	40	20	30	35	30%
Conditional uses permitted per Section 35-13.6 and allowed by the Land Use Board:							

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)
1. Duplex as per Section 35-9.4	15	200	50	40	40	35	25%
2. Hospital or medical procedure facility, convalescent or nursing home or assisted living facility	10	200	50	50	50	40	30%
3. Philanthropic or eleemosynary organization office	5	200	50	30	40	35	40%
4. Day care centers, nursery schools and private educational facility	5	200	50	40	50	35	30%
Accessory uses as per Section 35-8.1 permitted on the same lot with a coverage principal or conditional use:							Additional Coverage Allowed
1. Any structure or use incidental to a residential use including swimming pools per Section 35-8.14	N/A	N/A	50	20	20	35	10%
2. Home occupation as per Section 35-8.6A	N/A	N/A	40	20	30	30	10%
3. Roadside stand or artisan display as per Section 35-9.17	N/A	N/A	(See Note #2 below)			20	N/A
4. Keeping of animals as provided in Section 35-9.8A and B.1 through B.6	(See Note #1 below)						
5. Signs per Section 35-8.13	N/A	N/A					
6. Yard sales per Section 35-9.23	N/A	N/A					
7. Temporary use of a mobile home as per Section 35-9.9	(See Note #2 below)						
8. Windmills, energy conservation devices and private communication facilities per Section 35-9.21	(See Note #2 below)						
9. Any structure or use incidental to a principal or conditional use	N/A	N/A	40	30	30	30	10%
10. Home professional office as per Section 35-8.1E							

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)
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.

LAND DEVELOPMENT REGULATIONS
Township of Maurice River

Schedule of District Regulations - Non-Pinelands Districts
VB - Village 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)
In any VB District the following uses are permitted by right:							
Principal uses:							
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 Note #2 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. Day care centers, nursery schools and private educational facility	1	200	40	30	30	35	40%
10. Religious use facilities	2	200	40	30	40	40	50%
Conditional uses permitted per Section 35-13.6 and allowed by the Land Use Board:							
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%
3. Clubs, lodges, and nonprofit assembly halls	2	200	50	30	40	40	60%

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)
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 Note #2 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 Note #2 below)						
13. Studio or workshop as per Section 35-9.19	1	200	50	30	40	30	50%
14. Home commercial occupation as per Section 35-8.6B							
Accessory uses as per Section 35-8.1 permitted on the same lot with a principal or conditional use:							Additional Coverage Allowed
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%
4. Keeping of animals as provided for in 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)
5. Roadside stand or artisan display as per Section 35-9.17	N/A	N/A					
6. Signs per Section 35-8.13	N/A	N/A					
7. Outdoor storage per Section 35-8.9	N/A	200	(See Note #2 below)				
8. Yard sales per Section 35-9.23	N/A	N/A					
9. Temporary use of a mobile home as per Section 35-9.9	(See Note #2 below)						
10. Windmills, energy conservation devices and private communication facilities per Section 35-9.21	(See Note #2 below)						
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 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.
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LAND DEVELOPMENT REGULATIONS
Township of Maurice River

Schedule of District Regulations - Non-Pinelands Districts
VR - Village Residential District
[Amended 12-15-2022 by Ord. No. 720; 10-17-2024 by Ord. No. 749]

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)
In any VR District the following uses are permitted by right:							
Principal uses:							
1. Agricultural or horticultural use	5	100	10	30	30	35	10%
2. Forestry or woodcutting as per Section 35-8.5	N/A	N/A	N/A	N/A	N/A	N/A	
3. Parks and recreational facilities	2	200	10	10	10	35	20%
4. Religious use facilities	2	200	40	30	40	35	50%
5. Single-family, detached dwelling	2	200	40	20	30	35	30%
6. Dwelling conversions per Section 35-8.2	(See Note #2)						
7. Cluster developments as per Section 35-9.2 on minimum 100 acre tracts	2	200	40	30	30	35	40%
8. Single-family, detached dwelling on undersized lots per Section 35-9.27	1	100	40	20	30	35	30%
Conditional uses permitted per Section 35-13.6 and allowed by the Land Use Board:							
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%
3. Duplex or semi-detached dwelling as per Section 35-9.4	2	200	40	30	30	35	40%
4. Studio or workshop as per Section 35-9.19	1	200	50	30	40	30	50%

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)
5. Clubs, lodges, and nonprofit assembly halls	2	200	50	30	40	40	60%
6. Philanthropic or eleemosynary organization office	2	200	40	30	40	35	50%
7. Day care centers, nursery schools and private educational facility	1	200	40	30	30	35	40%
8. Home occupations as per Section 35-8.6B	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Accessory uses as per Section 35-8.1 permitted on the same lot with a principal or conditional use:							Additional Coverage Allowed
1. Roadside stand or artisan display as per Section 35-9.17	N/A	N/A					
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 per Section 35-8.14	N/A	N/A	40	20	20	35	0
4. Home occupation as per Section 35-8.6A	N/A	N/A	40	20	30	30	10%
5. Signs per Section 35-8.13	N/A	N/A					
6. Yard sales per Section 35-9.23	N/A	N/A					
7. Temporary use of a mobile home as per Section 35-9.9	(See Note #2)						
8. Windmills, energy conservation devices and private communication facilities per Section 35-9.21	(See Note #2)						
9. Any structure or use incidental to a principal or conditional use	N/A	N/A	40	30	30	30	10%
10. Home professional office as per Section 35-8.1E							
11. Trailers/shipping containers for storage as per Section 35-8.1A3							

LAND DEVELOPMENT REGULATIONS

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 Zoning River Conservation Overlay District.

LAND DEVELOPMENT REGULATIONS
Township of Maurice River

Schedule of District Regulations - Non-Pinelands Districts
VLI - Village Light Industrial 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)
In any VLI District the following uses are permitted by right:							
Principal uses:							
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. Professional office center as per Section 35-9.14	5	200	50	30	30	40	60%
5. Assembly or fabrication from prepared materials	5	200	50	40	40	50	60%
6. Wholesale, warehousing, storage and distribution facility	5	200	50	40	40	50	60%
7. Commercial printing	3	200	50	40	40	50	60%
8. Marina or similar water-related recreational use or facility	3	200	40	30	N/A	50	50%
9. Shipbuilding	5	200	50	40	N/A	50	60%
Conditional uses permitted per Section 35-13.6 and allowed by the Land Use Board:							
1. Educational, cultural or historic facility or museum	2	200	40	30	40	35	50%
2. Studio or workshop as per Section 35-9.19	1	200	50	30	40	30	50%
3. Day care centers, nursery schools and private educational facility	1	200	40	30	30	35	40%
4. Clubs, lodges, and nonprofit assembly halls	2	200	50	30	40	40	60%
5. Philanthropic or eleemosynary organization office	2	200	40	30	40	35	50%

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)
6. Commercial or retail uses	2	200	40	30	40	35	50%
7. Professional and business offices including banks	2	200	40	30	40	35	50%
8. Restaurant, bakery, cafe or pizzeria, but excluding drive-in windows	2	200	40	30	40	35	60%
9. Neighborhood commercial center per Section 35-9.12	(See Note #2)						
10. Gasoline service station or repair garage as per Section 35-9.5	2	200	75	50	50	35	60%
11. Animal care/boarding, including kennels and hospitals per Section 35-9.8	5	200	100	50	100	35	50%
12. Industrial park per Section 35-9.7	20	200	100	50	60	50	70%
13. Resource extraction as per Section 35-9.16	(See Note #2)						
14. Light manufacturing	5	200	100	50	50	35	60%
15. 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	60%
16. Commercial use-related dwelling as per Section 35-9.3	(See Note #2)						
17. Wireless/local communication facilities as per Section 35-9.22							
Accessory uses as per Section 35-8.1 permitted on the same lot with a coverage principal or conditional use:							Additional Coverage Allowed
1. Any structure or use incidental to a principal or conditional use	N/A	N/A	40	30	30	30	10%
2. Keeping of animals as provided for in 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)
3. Signs per Section 35-8.13	N/A	N/A	(See Note #2)				
4. Outdoor storage as per Section 35- 8.9	N/A	N/A	(See Note #2)				
5. Windmills, energy conservation devices and private communication facilities per Section 35-9.21	(See Note #2)						

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.

LAND DEVELOPMENT REGULATIONS
Township of Maurice River

Schedule of District Regulations - Non-Pinelands Districts
VHB 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)
In any VHB District the following uses are permitted by right:							
Principal uses:							
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	N/A	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. Theatres, 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	2	200	40	30	40	35	20%
13. Studio or workshop as per Section 35-9.19	(See Note #2)						
Conditional uses permitted per Section 35-13.6 and allowed by the Land Use Board:							

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)
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%
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)						
10. Animal care/boarding, including kennels, stables and animal hospitals per Section 35-9.8	10	200	100	100	100	35	40%
11. 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%
12. Industrial park as per Section 35-9.7	20	500	100	100	100	35	70%
13. Home occupations as per Section 35-8.6B	2	200	50	50	50	35	50%
14. Wireless/local communications facilities as per Section 35-9.22							

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)
Accessory uses as per Section 35-8.1 permitted on the same lot with a coverage principal or conditional use:							Additional Coverage Allowed
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%
3. Keeping of animal as provided in Section 35-9.8A and B.1 through B.6	(See Note #1 below)						
4. Outdoor storage per Section 35-8.9	N/A	N/A	(See Note #2)				
5. Signs per Section 35-8.13	N/A	N/A	(See Note #2)				
6. Windmills, energy conservation devices and private communication facilities per Section 35-9.21	(See Note #2 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.

LAND DEVELOPMENT REGULATIONS

Township of Maurice River

Schedule of District Regulations - Non-Pinelands Districts
 VC - Village Center District
 [Ord. No. 494 § 1; 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)
In any VC District the following uses are permitted by right:							
Principal uses:							
1. Educational, cultural or historical facility or museum	1	200	40	30	40	40	60%
2. Parks and recreational facilities	1	200	40	30	40	35	10%
3. Agricultural or horticultural use	5	100	10	30	30	40	10%
4. Religious use facilities	2	200	40	30	40	40	50%
5. Single-family, detached dwelling	1	120	40	20	30	35	30%
6. Dwelling conversions per Section 35-8.2	(See Note #2)						
7. Multi-family dwelling and/or townhouse project per Section 35-9.10	2	200	40	30	30	35	35%
8. Duplex or semi-detached dwellings as per Section 35-9.4	1	200	40	30	30	35	40%
Conditional uses permitted per Section 35-13.6 and allowed by the Land Use Board:							
1. Village-oriented commercial or retail use Section 35-9.20	1	200	40	30	30	35	60%
2. Studio or workshop as per Section 35-9.19	1	200	50	30	40	30	50%
3. Day care centers, nursery schools and private educational facilities	1	200	40	30	30	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)
4. Clubs, lodges, and nonprofit assembly halls	2	200	50	30	40	40	60%
5. Philanthropic or eleemosynary organization office	2	200	40	30	40	35	50%
6. Funeral Home	2	200	50	30	40	35	50%
7. Home occupations as per Section 35-8.6B	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Accessory uses as per Section 35-8.1 permitted on the same lot with a coverage principal or conditional use:							Additional Coverage Allowed
1. Any structure or use incidental to a residential use including swimming pools per Section 35-8.14	N/A	N/A	40	20	30	35	10%
2. Home occupation as per Section 35-8.6A	N/A	N/A	30	10	10	30	10%
3. Roadside stand or artisan display as per Section 35-9.17	N/A	N/A	(See Note #2 below)			20	N/A
4. Commercial use-related dwelling as per Section 35-9.3	(See Note #2)						
5. Keeping of animal as provided by Section 35-9.8A and B.1 through B.6	(See Note #1 below)						
6. Signs per Section 35-8.13	N/A	N/A					
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 Note #2 below)						
9. Windmills, energy conservation devices and communication private facilities per Section 35-9.21	(See Note #2 below)						
10. Any structure or use incidental to a principal or conditional uses	N/A	N/A	40	30	30	0	10%
11. Home professional office as per Section 35-8.1E							

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)
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 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.