

DEVELOPMENT REGULATIONS

95 Attachment 5

Manalapan Township Development Regulations Exhibit 5-3 Residential Districts Schedule of Permitted Uses (§ 95-5.1) [Amended 5-22-2002 by Ord. No. 2002-16; 9-12-2012 by Ord. No. 2012-11; 12-19-2012 by Ord. No. 2012-18; 12-19-2013 by Ord. No. 2013-11; 6-14-2023 by Ord. No. 2023-08; 10-29-2025 by Ord. No. 2025-20]

Key:

P – Permitted use
C – Conditional use
A – Accessory use

Type of Use	R-AG	R-R	R-AG/4	R-40	R-40/20	R-30	R-20	R-20/PD	R-20-PRC	R-5 ⁽⁵⁾	R-4 ⁽⁵⁾	R-T	R-TF/TH	RE	GCRC	CD ⁽⁴⁾	ML-TH
Residential																	
Single-family detached dwelling	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		
Two-family detached dwellings													P				
Townhouse dwellings													P				
Planned retirement community									P								
Planned residential development								P		P					P		P
Nursing home												P					
Community residences for the developmentally disabled pursuant to N.J.S.A. 40:55D-66.1			P											P			
Golf course residential community															P		
Single-family detached residential clusters	C	C	P		P		P							P	P		
Retail/Service/Office																	
Professional offices													P				
Business offices													P				
Private swim clubs	C	C	C	C	C	C	C	C	C			C		C	C		
Funeral homes												P					
Educational																	
Elementary and secondary schools	C	C	C	C	C	C	C	C	C			C		C	C		
Public/Quasi-Public																	
Municipal facilities operated by Manalapan Township, volunteer fire house, first aid station	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		
Township parks, playground and swimming areas	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		
Places of worship	C	C	C	C	C	C	C	C	C			C	C	C	C		
Public utilities/local utilities					C		C	C									

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Agricultural																	
Farms	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		
Farm stands (See § 95-7.35.)	A	A		A	A	A	A	A	A	A	A	A	A		A		
Horses, horse shelters and exercise areas ⁽¹⁾	A	A	A	A	A									A	A		
Other																	
Essential services	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A		A
Private garages (See § 95-7.25)	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A		A
Signs (See § 8.7)	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A		A
Fences and walls	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A		A
Private swimming pools	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A		
Toolsheds and storage buildings (maximum size 12' x 18' x 10', except on farms) - shall be limited to a maximum of 1 on any residential property	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A		
Animal shelters for domestic pets (maximum size 10 square feet, except on farms) ⁽²⁾	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A		
Private parks and playgrounds	C	C	C	C	C	C	C	C	C			C	C	C	C		
Off-street parking ⁽³⁾	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A		A
Clubhouse and uses related to golf course															A		
Banquet facilities															A		
Recreational facilities and maintenance buildings															A		
Commuter parking															P	P	
Private tennis courts (accessory, see § 95-7.46; conditional, see § 95-6.2.)	A	A	A	C	C	C	C					C		A			
Private residential sports courts (See § 95-7.47.)	A	A	A	A	A	A	A					A		A			

NOTES:

- ⁽¹⁾ Horses, horse shelters and exercise areas are permitted on lots of at least 80,000 square feet, provided that no more than one horse per 40,000 square feet of lot area on lots of 20 acres or smaller shall be permitted. Any horse shelter shall be set back at least 50 feet from any lot line. A fence, four feet in height, shall be provided around all areas used for keeping horses.
- ⁽²⁾ All animals shelters for domestic pets shall be set back at least 30 feet from any lot line.
- ⁽³⁾ Off-street parking is required accessory use in all zone districts for all permitted uses. See § 95-9.2B for the applicable standards.
- ⁽⁴⁾ Development within the Consent District is permitted in accordance with the “Order of Final Judgement of Mount Laurel II – Compliance and Repose.”
- ⁽⁵⁾ Residential development within the R-5 District must provide affordability controls as specified in § 95-5.8.

DEVELOPMENT REGULATIONS

Manalapan Township Development Regulations Exhibit 5-4 Commercial, Industrial and Office Districts Schedule of Permitted Uses (§ 95-5.1)

[Amended 5-21-2014 by Ord. No. 2014-08; 2-25-2015 by Ord. No. 2015-05; 10-29-2025 by Ord. No. 2025-20]

Key:

- P – Permitted use
- C – Conditional use
- A – Accessory use

Type of Use	C-1	C-2	C-2M	C-3	LB ⁽¹⁾	LI	SED-5	SED-20	SED-20/W	OP	OP-3 ⁽²⁾	OP-10, OP-10A, OP-10/PRC- MLC ^{(2),(8)}	PB	CD ⁽⁵⁾
Residential														
Multifamily development			C											
Adult multifamily development			C											
Single-family detached dwellings												C ⁽⁶⁾		
Retail/Service/Office														
Restaurant, Category One	P ⁽⁷⁾	P	P	P			P	P	P					
Restaurant, Category Two	P ⁽⁷⁾	P	P	P			P	P	P					
Restaurant, Category Three				P			P	P	P					
Bars		P	P	P										
Planned office parks							P	P	P		P	P		
Planned office-industrial parks								P	P					
Professional offices	P	P	P	P		P		P	P	P	P	P		
Business offices or clerical, research and services not related to goods and merchandise	P	P	P	P		P		P	P	P	P	P		
Banks	P	P	P	P						P	P	P		
Motels		P		P			P	P	P					
Convention centers							P	P	P		P	P		
Commercial shopping centers, consisting of the following uses or such other nonresidential uses permitted in the zone district: retail stores, shops and markets, but not including establishments engaged in the sale of lumber or building materials, or storing, displaying or selling materials outside a completely enclosed building and further provided that the use of forklifts to load a customer vehicle is prohibited	P													
Personal services	P	P	P	P										
Banking and fiduciary institutions	P	P	P	P										
Indoor athletic, exercise, entertainment or recreation facilities of not more than 10,000 square feet in size	P	P	P	P			P	P	P					

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Retail/Service/Office (cont'd)														
Neighborhood shopping centers, consisting of the following uses or such other nonresidential uses permitted in the zone district: retail stores, shops and markets, but not including establishments engaged in the sale of lumber or building materials, or storing, displaying or selling materials outside a completely enclosed building, unless otherwise permitted in the zone, and further provided that the use of forklifts to load a customer vehicle is prohibited		P	P	P										
Lumberyards				P										
Indoor recreation centers				P			C	P	P					
Motor vehicle service stations and public garage		C	C	C										
Motor vehicle repair garage						P								
Research establishments and laboratories						P	P	P	P		P	P		
Commercial recreation and leisure-time uses such as indoor and outdoor tennis courts, health spas and indoor movie theaters	P													
Hospitals, philanthropic and eleemosynary uses	C	C	C	C										
Funeral homes				P										
Child-care centers	P	P	P	P		P	P	P	P	P	P	P	P	
Garden supply and nursery centers				P										
Headquarters, mixed use							C	C	C					
Golf training centers							C							
Adult day-care facilities							P	P	P	P				
Business support services										P				
Data centers				p ⁽¹²⁾			P	P	P	P				
Fitness/health clubs							P	P	P	P				
Flex space				C	C	C	C	C	C					
Hotels, including extended-stay hotels							P	P	P					
Laboratory testing										P				
Laboratory, dental										P				
Media production							P	P	P	P				
Medical offices														
Supermarkets							P	P	P					

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Industrial/Transportation/Communication														
Warehouse/distribution centers						P			P					
Wholesale trade						P								
Light manufacturing						P								
Helistops								A	A					
Wireless telecommunications towers and antennas (§ 95-7.20)								P	P					
Artisan/craft product manufacturing							P	P	P					
Educational														
Elementary and secondary schools													P	
Commercial schools							P	P	P					
Training centers							P	P	P					
Institutional and vocational uses				p ⁽¹²⁾			P	P	P	P				
Instructional, tutoring and vocational schools	P	P	P	P			P	P	P					
Public/Quasi-Public														
Municipal facilities operated by Manalapan Township, volunteer fire house, first aid station	P	P	P	P		P	P	P	P	P	P	P	P	
Municipal, county or state parks, playgrounds and swimming areas	P	P	P	P		P	P	P	P	P	P	P	P	
Public utilities/local utilities	C	C	C	C		C	C	C	C	C	C	C	C	P
Post office	P	P	P	P		P	P	P	P	P	P	P	P	
Public library	P	P	P	P		P	P	P	P	P	P	P	P	
Commuter parking facilities	P		P	P				P		P			P	P
Agricultural														
Farms	P	P	P	P		P	P	P	P			P	P	
Farm stands (See § 95-7.35.)	A	A	A	A	A	A	A	A	A			A	A	
Breeding, training and boarding of horses							P	P	P		P	P		
Animal hospitals				P										
Kennels, animal boarding, animal day care							P							

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Type of Use	C-1	C-2	C-2M	C-3	LB ⁽¹⁾	LI	SED-5	SED-20	SED-20/W	OP	OP-3 ⁽²⁾	OP-10, OP-10A, OP-10/PRC- MLC ^{(2),(8)}	PB	CD ⁽⁵⁾
Other														
Private garages (See § 95-7.25.)										A				
Signs (See § 95-8.7.)	A	A	A	A		A	A	A	A	A	A	A	A	
Fences and walls	A	A	A	A		A	A	A	A	A	A	A	A	
Off-street parking ⁽⁴⁾	A	A	A	A		A	A	A	A	A	A	A	A	
Temporary building for construction	P	P	P	P		P	P	P	P	P		P	P	
Loading and unloading areas ⁽⁴⁾	A	A	A	A		A	A	A	A	A		A	A	
Workers' cafeteria							A	A	A			A		
Essential services	A	A	A	A	A	A	A	A	A	A		A	A	
Retail stack storage ⁽⁷⁾	P													
Billboards (See § 95-6.22)		C		C							C	C ⁹		
Renewable energy/small energy systems							P	P	P					
Planned commercial development												P ¹³		

NOTES:

- ⁽¹⁾ See § 95-5.5 for uses permitted in the LB-T, LB-M, LB-W, and LB-S Limited Business Districts.
- ⁽²⁾ A showroom for the limited sale of products to employees only shall be permitted in the OP-3 and OP-10 Districts, provided that it is limited to an area of not more than 5% of the total building area, but in no event shall the area exceed 1,500 square feet. The showroom shall be an integral part of the building. Sales of products to the general public may be permitted in accordance with Township ordinance.
- ⁽³⁾ (Reserved)
- ⁽⁴⁾ Off-street parking and loading and unloading areas shall be a required accessory use in all commercial, industrial and office districts for all permitted uses. See §§ 95-9.2B and C for the applicable requirements.
- ⁽⁵⁾ Within the CD Consent District, shopping centers are permitted in accordance with the terms of the “Final Judgement of Mount Laurel II Compliance and Response.”
- ⁽⁶⁾ Single-family detached dwellings are a conditional use in the OP-10A Zone District only.
- ⁽⁷⁾ Retail stack storage, Category One restaurants, and Category Two restaurants are each permitted by right in the C-1 Commercial Shopping Center district subject to the following limitations:
 - (a) A retail stack storage use shall not exceed 65,000 square feet, provided that if more than one retail stack storage use exceeding 40,000 square feet of floor area is located within a commercial shopping center, then they shall be separated by a distance of at least 200 feet from each other.
 - (b) Not more than two Category One restaurants are permitted to be constructed or located as a freestanding building or buildings as part of a commercial shopping center.
 - (c) A Category Two restaurant shall not be freestanding but shall be attached and located “in line” with the main building or buildings of a commercial shopping center.
- ⁽⁸⁾ See § 95-5.4J, for standards for planned retirement communities.
- ⁽⁹⁾ Billboards are a permitted use in the OP-10 District only.
- ⁽¹⁰⁾ (Reserved)
- ⁽¹¹⁾ (Reserved)
- ⁽¹²⁾ Flex space, data centers and institutional and vocational uses shall be permitted in the C-3 District only on sites that front on Route 33.
- ⁽¹³⁾ Use is permitted subject to the requirements of § 95-5.4O, Planned commercial development in the OP-10 District.