

Form 8
 ELSINBORO TOWNSHIP ZONING ORDINANCE
 SCHEDULE OF DISTRICT REGULATIONS
 MAXIMUM-MINIMUM BUILDING STANDARDS

ZONE	TYPE OF USE	MINIMUM LOT SIZE			MINIMUM YARD DIMENSIONS			MAXIMUM LOT COVERAGE %		
		AREA	WIDTH	DEPTH	FT	SD	RR	MAXIMUM HEIGHT	BUILDING	IMP. MATERIAL
CONS	Principal Uses	5 acres	300'	400'	60'	30'	60'	35'	5	5
	Accessory Uses				60'	25'	25'	35'		
RR-A	Principal Uses	75,000 sq. ft. ¹	175'	200'	50'	25'	50'	35'	15	15
	Accessory Uses				50'	25'	20'	35'		
LR	Principal Uses	25,000 sq. ft.	125'	175'	40'	20'	35'	35'	20	25
	Accessory Uses				40'	10'	10'	25'		
MR	Principal Uses	18,000 sq. ft.	100'	150'	35'	15'	30'	35'	20	25
	Accessory Uses				35'	10'	10'	25'		
C	Principal Uses ²	25,000 sq. ft.	125'	175'	50'	20'	30'	35'	40	35
	Accessory Uses ³				40'	20'	20'	35'		

RESIDENTIAL DWELLING UNITS - MINIMUM FLOOR AREA

<u>No. of Bedrooms</u>	<u>Minimum Net Habitable Floor Area</u>	<u>Gross Habitable Floor Area (Including Storage) Single-Family Dwelling Unit</u>
1	660	800
2	900	1080
3	1200	1440
4	1600	1920
5	2000	2400

¹ Ordinance 94-5

² For RR-A uses Lot Size, Dimensions, and Coverage requirements per RR-A schedule (Ordinance 2010-5)

³ For RR-A uses Lot Size, Dimensions, and Coverage requirements per RR-A schedule (Ordinance 2010-5)

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ELSINBORO TOWNSHIP ZONING ORDINANCE
SCHEDULE OF DISTRICT REGULATIONS
USE REGULATIONS

DISTRICT

PERMITTED USES

CONDITIONAL USES

In each district, only the use listed below shall be permitted by right. All uses in the following list other than detached single family dwellings, general purpose agriculture, and normally incidental accessory uses thereto, shall be subject to Site Plan Review requirements in addition to complying with other applicable requirements.

All uses listed below and normally incidental accessory uses thereto may be permitted in accordance with Conditional Use Review procedures as well as Site Plan Review Requirements.

CONS

- A. Principal Uses
 1. General purpose agriculture
 2. Water, forest, or wildlife conservation areas and use
 3. Public or non-profit parks, playgrounds, playfields, or similar open space use
 4. Essential services
 5. Single family dwellings
- B. Accessory Uses
 1. Any use customarily incidental to a principal permitted use including:
 - a) Yard sales
 - b) Home occupations (per Section 3.14)
 - c) Boat landings or docks
 - d) Fences, walls, (per Section 3.9)
 - e) Off-street parking (per Section 3.13)
 - f) Off -street loading (per Section 3.13)
 - g) Signs (per Section)

1. Hunting, and skeet clubs (per Section 3.16)
2. Campgrounds (per Section 3.17)
3. Boat Marinas

RR-A

- A. Principal Uses
 1. Principal uses permitted by right in the CONS District
 2. Public educational, recreational, cultural or civic uses
- B. Accessory Uses
 1. Accessory use permitted by right in the CONS district
 2. Any use customarily incidental to a principal use including:
 - a) Roadside stands (per Section 3.15)
 - b) Swimming pools (per Section 3.12)

1. Any use permitted as a conditional use in CONS district
2. Migrant labor housing (per Section 3.23)
3. Intensive fowl or swine farms (per Section 3.18)
4. Sanitary land fill (per Section 3.19)
5. Basic Utility Airport - Deleted per Ordinance 92-1
6. Public or private golf or tennis clubs
7. Public or private swimming clubs (per Section 3.24)
8. Social clubs, lodges and assembly halls
9. Private educational institutions, libraries, museums and cultural facilities
10. Public utility uses (per Section 3.21)
11. Churches, chapels
12. Kennels, commercial stables, riding academies, and animal hospitals (per Section 3.22)
13. Cemeteries

MR

- A. Principal Uses
 1. Principal uses permitted by right in the CONS district
 2. Churches, chapels
 3. Public educational, recreational, cultural or civic uses
- B. Accessory Uses
 1. Accessory uses permitted by right in the RR-A district
 2. Any use customarily incidental to a permitted principal use

1. Public or private tennis clubs
2. Public or private swimming clubs (per Section 3.24)
3. Social clubs, lodges, and assembly halls
4. Private educational institutions, libraries, museums and cultural facilities
5. Kennels and animal hospitals (per Section 3.22)
6. Funeral homes
7. Cemeteries

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<u>DISTRICT</u>	<u>PERMITTED USES</u>	<u>CONDITIONAL USES</u>
LR	A. Principal Uses 1. Principal uses permitted by right in the MR district B. Accessory Uses 1. Accessory uses permitted by right in the MR district	1. Any use permitted as a conditional use in the MR district
C	A. Principal Uses 1. Principal uses permitted by right in the LR district ⁴ 2. Stores and shops for the conduct of retail business or the provision of personal services 3. Banks, insurance, real estate, business, and professional offices 4. Restaurants 5. Public, educational, recreational, cultural, or civic uses 6. Convenience food stores B. Accessory Uses 1. Accessory use permitted by right in the LR district 2. Any use customarily incidental to a principal use including;	1. Any use permitted as a conditional use in the LR district ⁵ 2. Service stations (per Section 3.20) 3. Planned shopping centers(per Section 3.27)

⁴ Added by Ordinance 2010-5

⁵ Added by Ordinance 2010-5

Form 8
PROHIBITED USES IN ALL ZONES

All uses not expressly permitted in the above lists are prohibited, including, not by way of limitation, the following:

1. Junkyards, including automobile wrecking;
2. Earth extraction or land mining operations;
3. Dumping or disposal of waste or scrap material of any kind, except when approved as a conditional use;
4. Bulk Storage (more than 5,000 gallons) of petroleum, petroleum products or any other flammable liquids, solids, or gases;
5. Commercial Slaughterhouses;
6. Mobile homes or trailers for human habitation on separate lots or in mobile home or trailer parks;
7. Fertilizer production or processing;
8. The use of any land, building, or equipment of any kind for the temporary or permanent storage of spent nuclear fuel or radioactive waste material of any kind. The transportation of such spent nuclear fuel or radioactive waste material through the Township shall conform to all applicable Nuclear Regulatory Commission and Department of Environmental Protection regulations.