

MANCHESTER CODE

Schedule E

CAFRA Area and Pinelands National Reserve Area Nonresidential Zoning Districts – Permitted and Conditional Uses
[Amended 3-23-1998 by Ord. No. 98-007; 8-14-2000 by Ord. No. 00-019; 7-25-2005 by Ord. No. 05-043;¹ 5-29-2007 by Ord. No. 07-019; 2-22-2010 by Ord. No. 10-006; 6-14-2010 by Ord. No. 10-012; 2-27-2012 by Ord. No. 12-008; 9-8-2014 by Ord. No. 14-017; 7-13-2015 by Ord. No. 15-008]

KEY:

P = Permitted use.

C = Conditional use.

| | | Schedule E – CAFRA Area and Pinelands National Reserve Area Nonresidential Zoning Districts – Permitted and Conditional Uses | | | | | | | |
|-----------------------------------|--|---|-----|-----|------|-------|-------|----|----|
| SIC Code ¹ | Use | OR-LI | O-P | B-I | HD-3 | HD-3A | HD-10 | TC | LI |
| Agriculture, forestry and fishing | | | | | | | | | |
| 01 | Agricultural production – crops | P | P | | | | | | P |
| 074 | Veterinary services | | | P | P | P | | | P |
| 078 | Landscape and horticultural services | | | | P | P | P | P | P |
| 08 | Forestry | P | P | | | | P | P | P |
| Construction | | | | | | | | | |
| 15 | Building construction – general contractors and operative builders | C | | | | | | | P |
| 15 | Heavy construction other than building construction-contractors | C | | | | | | | P |
| 171-176 | Special trade contractors | P | | P | P | P | | | P |
| 177-179 | Special trade contractors | C | | | | | | | P |
| Manufacturing | | | | | | | | | |
| 205 | Bakery products | P | | | | | | | P |
| 23 | Apparel and other finished products made from fabrics and similar material | P | | | | | | | P |
| 24 | Lumber and wood products, except furniture | P | | | | | | | P |
| 25 | Furniture and fixtures | P | | | | | | | P |
| 265-257 | Paper and allied products | P | | | | | | | P |
| 27 | Printing, publishing and allied ind. | P | | | | | | | P |
| 342 | Cutlery, handtools and gen. hardware | P | | | | | | | P |
| 343 | Heating equipment, except electric and warm air; and plumbing fixtures | P | | | | | | | P |
| 344 | Fabricated structural metal prod. (except 3443, boiler shops) | P | | | | | | | P |
| 357 | Computer and office equipment | P | | | | | | | P |
| 3581 | Automatic vending machines | | | | | | | | |

¹ Editor's Note: Ordinance No. 05-043 was declared void by court order pursuant to Docket No. OCN-L-4565-10.

| SIC Code ¹ | Use | Schedule E – CAFRA Area and Pinelands National Reserve Area Nonresidential Zoning Districts – Permitted and Conditional Uses | | | | | | | |
|-----------------------|--|---|-----|-----|------|-------|-------|----|----|
| | | OR-LI | O-P | B-I | HD-3 | HD-3A | HD-10 | TC | LI |
| 36 | Electronic and other electrical equipment and components | P | | | | | | | P |
| 38 | Measuring, analyzing and controlling instruments; photographic, medical and optical goods; watches and clocks | P | | | | | | | P |

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|---|---|---|-----|-----|------|-------|-------|----|----|
| | | OR-LI | O-P | B-I | HD-3 | HD-3A | HD-10 | TC | LI |
| 39 | Misc. manufacturing, jewelry, toys, musical inst. and others (except 3996) | P | | | | | | | P |
| Warehousing and distribution | | | | | | | | | |
| 4222 | Refrigerated and general, warehousing | P | | | | | P | | P |
| 4225 | Warehousing (excluding mini-warehouses and self-storage) | P | | | | | | | P |
| 4225 | Mini-warehousing and self-storage | P | | | | | P | | P |
| Transportation, communication, electric, gas and sanitary services | | | | | | | | | |
| 4724 | Travel agencies | P | P | P | P | P | P | P | P |
| 473 | Arrangement of transportation of freight and cargo | P | P | | | | | | P |
| 478 | Misc. serv. incidental to transportation (except 4789 other specified) | P | | | | | | | P |
| 48 | Communications (excluding wireless communications towers and antennas)* | P | P | P | P | P | P | P | P |
| * | Wireless communications towers and antennas associated with SIC 48** | | | | | | | | C |
| Wholesale trade and distribution | | | | | | | | | |
| 50 | Durable goods | P | | | | | P | | P |
| 504 | Professional and commercial equip. | P | | | | | P | | P |
| 506 | Electrical goods | P | | | | | P | | P |
| 507 | Hardware, heating and plumbing | P | | | | | P | | P |
| 509 | Misc. except 5093, 5099 | P | | | | | P | | P |
| 511 | Paper and paper products | P | | | | | P | | P |
| 512 | Drugs, drug proprietaries and druggists' sundries | P | | | | | P | | P |
| 513 | Apparel, piece goods and notions | P | | | | | P | | P |
| 515 | Beer, wine and distilled alcohol beverages | P | | | | | P | | P |
| 5192 | Books, periodicals and newspapers | | | | | | P | | P |
| 5193 | Flowers, nursery stock and florists' sup. | P | | | | | P | | P |
| 5194 | Tobacco and tobacco products | P | | | | | | | P |
| 5199 | Misc. nondurable goods (except animal and raw material classes) | P | | | | | | | P |
| Retail trade | | | | | | | | | |
| 52 | Building materials, hardware, garden supply (except 527, mobile home dealers) | | | | P | P | P | | P |
| 526 | Retail nurseries | | | P | P | P | P | P | |
| 53 | General merchandise stores | | | P | P | P | P | P | |
| 54 | Food stores | | | P | P | P | | P | |
| 551 | Motor vehicle dealers (new and used) | | | | C | C | | | |

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|---|--|---|-----|-----|------|-------|----------------|----------------|----|
| | | OR-LI | O-P | B-I | HD-3 | HD-3A | HD-10 | TC | LI |
| 553 | Auto and home supply stores | | | P | P | P | P | P | |
| 554 | Gasoline service stations | | | C | C | C | | C | |
| 555 | Boat dealers | | | | C | C | | | |
| 556 | Recreational vehicle dealers | | | | C | C | | | |
| 557 | Motorcycle dealers | | | | C | C | | | |
| 56 | Apparel and accessory stores | | | P | P | P | P | P | |
| 57 | Home furniture, furnishings and equipment stores | | | P | P | P | P | | |
| 5812 | Eating places | | C | C | C | C | C | C | |
| 5813 | Eating places (with liquor license) | | C | C | C | C | C | C | |
| 59 | Miscellaneous retail (except 596) | | | P | P | P | P | | |
| ³ | Shopping plaza | | | P | P | P | P | P | |
| ² | Shopping center | | | P | P | P | P | P | |
| ² | Neighborhood shopping center | | | P | P | P | P | P | |
| Finance, insurance and real estate | | | | | | | | | |
| 60 | Depository institutions | P | P | P | P | P | P | P | |
| 61 | Nondepository credit institutions | P | P | P | P | P | P | P | |
| 62 | Security and commodity brokers, dealers exchanges and services | P | P | P | P | P | P | P | |
| 63 | Insurance carriers | P | P | P | P | P | P | P | |
| 64 | Insurance agents, brokers and service | P | P | P | P | P | P | P | |
| 65 | Real estate | P | P | P | P | P | P | P | |
| 67 | Holding and other investment offices | P | P | P | P | P | P | P | |
| Services | | | | | | | | | |
| 0742 | Veterinary services for animal specialties | | | P | P | P | P | | |
| 0752 | Animal services (includes animal shelters, dog grooming, dog pounds, training of pets and other animal specialties, vaccinating pets and other animal specialties) | | | P | P | P | P | | |
| ² | Hotel convention centers | P | P | | P | P | P ³ | P ³ | |
| 701 | Hotels and motels ⁴ | P | | | P | P | P ⁴ | P ⁴ | |
| 721 | Laundry, cleaning and garment services (except 7217, carpet cleaners, 7218, industrial laundry) | | | P | P | P | | | |
| 7217 | Carpet cleaners | | | P | P | P | | | |
| 722 | Photographic studios, portrait | | | P | P | P | P | P | |
| 723 | Beauty shops | | | P | P | P | P | P | |
| 724 | Barber shops | | | P | P | P | P | P | |
| 725 | Shoe repair shops and shoeshine parlors | | | P | P | P | P | P | |

LAND USE AND DEVELOPMENT

| SIC Code ¹ | Use | Schedule E – CAFRA Area and Pinelands National Reserve Area Nonresidential Zoning Districts – Permitted and Conditional Uses | | | | | | | |
|-----------------------------------|---|---|-----|-----|------|-------|-------|----|----|
| | | OR-LI | O-P | B-I | HD-3 | HD-3A | HD-10 | TC | LI |
| 726 | Funeral service (excl. crematories) | | | P | P | P | P | | |
| 729 | Miscellaneous personal services, except escort services, massage parlors, steam baths, tattoo parlors and Turkish baths, which are prohibited | | | P | P | P | P | P | |
| 73 | Business services (except 734, 735 and 738) | P | P | P | P | P | P | P | |
| 734 | Services to dwellings and other buildings | P | | | | | P | | P |
| 735 | Misc. equipment rental and leasing | | | P | P | P | P | P | P |
| 7382 | Security systems services | | | P | P | P | P | | P |
| 751 | Automotive rental and leasing without drivers | | | C | C | C | P | | |
| 753 | Automotive repair shops (except 7352, body shops) | | | C | C | C | | | C |
| 7532 | Body shops | | | | | | | | P |
| 7542 | Carwashes | | | C | C | C | | | |
| 76 | Misc. repair services | | | P | P | P | | | |
| 7832 | Motion picture theaters | | | P | P | P | P | P | |
| 784 | Video tape rental | | | P | P | P | P | P | |
| 791 | Dance studios and schools only (not dance halls, discos) | | | P | P | P | | P | |
| 793 | Bowling centers | | | P | P | P | P | P | |
| 7991 | Physical fitness facilities | P | P | P | P | P | P | P | P |
| 7997 | Membership sports and recreation club | P | P | P | P | P | P | P | P |
| Health services | | | | | | | | | |
| ² | Emergency care facilities | P | P | P | P | P | | | P |
| ² | Offices for executive or administrative purposes | P | P | P | P | P | | P | |
| 801 | Offices and clinics of doctors of medicine | | P | P | P | P | | P | |
| 802 | Offices and clinics of dentists | | P | P | P | P | | P | |
| 803 | Offices and clinics of doctors of osteopathy | | P | P | P | P | | P | |
| 804 | Offices and clinics of other health practitioners | | P | P | P | P | | P | |
| 805 | Nursing homes | | | | P | P | C | | |
| 806 | Hospitals | | | | C | | C | | |
| 807 | Medical and dental laboratories | P | P | | P | P | | | P |
| 808 | Home health care services | P | P | P | P | P | | | |
| Services/educational/other | | | | | | | | | |
| 811 | Legal services | | P | P | P | P | | P | |
| 824 | Vocational schools | P | P | P | P | P | | | |
| 829 | Schools and educational services (except truck-driving schools) | P | P | P | P | P | | | |
| 833 | Job training and vocational rehabilitation services | P | P | P | P | P | | | P |
| 835 | Child day-care services | P | P | P | P | P | P | P | P |

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|-----------------------|---|---|-----|-----|------|-------|-------|----|----|
| | | OR-LI | O-P | B-I | HD-3 | HD-3A | HD-10 | TC | LI |
| 841 | Museums and art galleries | | P | P | P | P | | P | |
| 86 | Membership organizations (excluding 866) | | | P | P | P | P | | |
| 866 | Religious organization | | C | C | C | C | C | C | |
| 87 | Engineering, accounting, research, management and related services (except 873R and D and 8744, corrections facilities) | P | P | P | P | P | | P | P |
| 873 | Research, development and testing services | P | P | P | P | P | | | P |
| 90-97 | Federal, state, county, municipal government/public/administration | P | P | P | P | P | P | P | P |
| ² | Public utilities | C | | C | C | C | C | C | C |

NOTES:

* Permitted on Township-owned property with permission from the Township Council.

¹ SIC Code refers to the use codes listed in the Standard Industrial Classification Manual, prepared by the Executive Office of the President, Office of Management and Budget, 1987 Edition. Two-digit codes refer to all categories under that Major Group. Three-digit codes refer to all categories under that Industry Group, unless otherwise specified by exceptions. Specific SIC Codes listed for a zone indicate the only permitted use within the applicable SIC classification.

² Facilities not classified by SIC Code. Permitted uses within shopping plazas, shopping centers and neighborhood shopping centers shall include uses permitted within the zoning district in which the shopping plaza, shopping center or neighborhood shopping center is located.

³ Hotel-convention centers shall contain a minimum of 100 hotel rooms as defined in § 245-8.

⁴ Hotels and motels shall contain a minimum of 25 hotel or motel rooms as defined in § 245-8.

LAND USE AND DEVELOPMENT

Schedule F

Pinelands Area Residential Zoning Districts – Permitted and Conditional Uses

[Amended 2-22-1999 by Ord. No. 99-001; 6-14-2010 by Ord. No. 10-012; 9-8-2014 by Ord. No. 14-016; 7-13-2015 by Ord. No. 15-009]

KEY:

P = Permitted use.

C = Conditional use.

| Schedule F – Pinelands Area Residential Zoning Districts – Permitted and Conditional Uses | | | | | | | | | | | | | | |
|---|---|----------------|-------|-------|-----|-----|------|-------|-------|-------------|--------------|--------------|--------|------|
| SIC Code ¹ | Use | Pinelands Area | | | | | | | | | Beckersville | Whiting Town | | |
| | | PPA | PFA-R | PFA-S | PRC | PMP | PR-A | PR-40 | PR-15 | PRC/ RCL | BVR-40 | WTR-A | WTR-40 | WTRC |
| Residential | | | | | | | | | | | | | | |
| ² | Single-family detached dwellings | P | P | P | P | P | P | P | P | P | P | P | P | P |
| ² | Single-family attached dwellings | | | | P | | | | | P | | | | P |
| ² | Multifamily dwellings | | | | P | | | | | P | | | | P |
| ² | Mobile homes ³ | | | | | P | | | | | | | | |
| ² | Home professional offices | | | | | | | | | | | P | | |
| Agriculture, forestry, fishing and hunting | | | | | | | | | | | | | | |
| 01 | Agricultural productions crops | | | P | P | | P | P | P | P | P | P | P | P |
| 074 | Veterinary services | P | | P | | | | | | | | P | | |
| 078 | Landscape and horticultural services | P | | P | | | | | | | | P | | |
| 06 | Forestry | P | P | P | P | | P | P | | | | P | | |
| Services | | | | | | | | | | | | | | |
| 7033 | Campgrounds | | | C | | | | | | | | C | | |
| 824 | Vocational schools | | | | | | | | | | | | | |
| 835 | Child day-care services | | | | | | | | | | | | | |
| 841 | Museums and art galleries | | P | P | | | | | | | | P | | |
| 86 | Membership organizations (excluding 866) | | P | P | P | | | | | P | | | | P |
| 866 | Religious organizations ⁸ | | P | P | P | | | | | P | | | | P |
| 90-97 | Federal state, county, municipal government/public administration | | P | P | | | | | | P | | P | | |

NOTES:

¹ SIC Code refers to the use codes listed in the Standard Industrial Classification Manual, prepared by the Executive Office of the President, Office of Management and Budget, 1987 Edition. Two-digit codes refer to all categories under that Major Group. Three-digit codes refer to all categories under that Industry Group, unless otherwise specified by exceptions. Specific SIC Codes listed for a zone indicate the only permitted use within the applicable SIC classification.

² Uses not classified by SIC Code.

³ Manufactured housing is permitted in all residential zones subject to the Uniform Construction Code.

MANCHESTER CODE

Schedule G

Pinelands Area Nonresidential Zoning Districts – Permitted and Conditional Uses

[Amended 3-23-1998 by Ord. No. 98-007; 8-14-2000 by Ord. No. 00-019; 7-25-2005 by Ord. No. 05-043;² 5-29-2007 by Ord. No. 07-019; 3-10-2008 by Ord. No. 08-006; 2-22-2010 by Ord. No. 10-006; 6-14-2010 by Ord. No. 10-012; 2-27-2012 by Ord. No. 12-008; 9-8-2014 by Ord. No. 14-017; 7-13-2015 by Ord. No. 15-008]

KEY:

P = Permitted use.

C = Conditional use.

| Schedule G – Pinelands Area Nonresidential Zoning Districts – Permitted and Conditional Uses | | | | | | |
|--|---|----------------|--------|--------------|-------|-------|
| SIC Code¹ | Use | Pinelands Area | | Whiting Town | | |
| | | PB-1 | POR-LI | WTHD | WTB-1 | WTO-P |
| Agriculture, forestry and fishing | | | | | | |
| 01 | Agricultural production – crops | P | P | P | P | P |
| 074 | Veterinary services | P | P | P | P | |
| 078 | Landscape and horticultural services | P | | P | P | |
| 06 | Forestry | P | P | P | P | P |
| Construction | | | | | | |
| 15 | Building construction – general contractors and operative builders | | C | | | |
| 16 | Heavy construction other than building construction-contractors | | C | | | |
| 171-176 | Special trade contractors | | P | | P | |
| 177-179 | Special trade contractors | | C | | | |
| Manufacturing | | | | | | |
| 205 | Bakery products | | P | | | |
| 23 | Apparel and other finished products made from fabrics and similar material | | P | | | |
| 24 | Lumber and wood products, except furniture | | P | | | |
| 25 | Furniture and fixtures | | P | | | |
| 265-267 | Paper and allied products | | P | | | |
| 27 | Printing, publishing and allied ind. | | P | | | |
| 342 | Cutlery, handtools and gen. hardware | | P | | | |
| 343 | Heating equipment, except electric and warm air; and plumbing fixtures | | P | | | |
| 344 | Fabricated structural metal prod. (except 3443, boiler shops) | | P | | | |
| 357 | Computer and office equipment | | P | | | |
| 3581 | Automatic vending machines | | P | | | |
| 36 | Electronic and other electrical equipment and components | | P | | | |
| 38 | Measuring, analyzing and controlling instruments; photographic, medical and optical goods; watches and clocks | | P | | | |
| 39 | Misc. manufacturing, jewelry, toys, musical inst. and others (except 3996) | | P | | | |

² Editor's Note: Ordinance No. 05-043 was declared void by court order pursuant to Docket No. OCN-L-4565-10.

LAND USE AND DEVELOPMENT

| Schedule G – Pinelands Area Nonresidential Zoning Districts – Permitted and Conditional Uses | | | | | | |
|--|---|----------------|--------|--------------|-------|-------|
| SIC Code ¹ | Use | Pinelands Area | | Whiting Town | | |
| | | PB-1 | POR-LI | WTHD | WTB-1 | WTO-P |
| Warehousing and distribution | | | | | | |
| 4214 | Local trucking with storage | | P | | | |
| 4222 | Refrigerated and general warehousing | | P | | | |
| 4225 | General warehousing and storage (excluding mini-warehouses and self-storage) | | P | | | P |
| 4225 | Mini-warehousing and self-storage | | P | | | |
| Transportation, communication, electric, gas and sanitary services | | | | | | |
| 4724 | Travel agencies | P | P | P | P | P |
| 473 | Arrangement of transportation of freight and cargo | | P | | | |
| 478 | Misc. service incidental to transportation (except 4789, other specified) | | P | | | |
| 48 | Communications (excluding wireless communication towers and antennas)* | P | P | P | P | P |
| * | Wireless communications towers and antennas associated with SIC 48** | | C | | | |
| Wholesale trade and distribution | | | | | | |
| 50 | Durable goods | | P | | | |
| 504 | Professional and commercial equip. | | P | | | |
| 506 | Electrical goods | | P | | | |
| 507 | Hardware, heating and plumbing | | P | | | |
| 509 | Misc., except 5093, 5099 | | P | | | |
| 511 | Paper and paper products | | P | | | |
| 512 | Drugs, drug proprietaries, and druggists' sundries | | P | | | |
| 513 | Apparel, piece goods and notions | | P | | | |
| 518 | Beer, wine and distilled alcohol beverages | | P | | | |
| 5192 | Books, periodicals and newspapers | | P | | | |
| 5193 | Flowers, nursery stock and florists' sup. | | P | | | |
| 5194 | Tobacco and tobacco products | | P | | | |
| 5199 | Misc. nondurable goods (except animal and raw material classes) | | P | | | |
| Retail trade | | | | | | |
| ² | Shopping plaza | P | | P | P | |
| ³ | Shopping center | P | | P | P | |
| ³ | Neighborhood shopping center | P | | P | P | |
| 52 | Building materials, hardware, garden supply (except 527, mobile home dealers) | | | P | | |
| 525 | Retail nurseries | P | | P | P | |
| 53 | General merchandise stores | P | | P | P | |
| 54 | Food stores | P | | P | P | |
| 561 | Motor vehicle dealers (new and used) | | | C | | |
| 553 | Auto and home supply stores | P | | P | P | |
| 554 | Gasoline service stations | C | | C | C | |

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|--|---|----------------|--------|--------------|-------|-------|
| SIC Code ¹ | Use | Pinelands Area | | Whiting Town | | |
| | | PB-1 | POR-LI | WTHD | WTB-1 | WTO-P |
| 555 | Boat dealers | | | C | | |
| 556 | Recreational vehicle dealers | | | C | | |
| 557 | Motorcycle dealers | | | C | | |
| 56 | Apparel and accessory stores | P | | P | P | |
| 57 | Home furniture, furnishings and equipment stores | P | | P | P | |
| 5812 | Eating places | C | C | C | C | C |
| 5813 | Eating places (with liquor license) | C | C | C | C | C |
| 59 | Miscellaneous retail (except 596) | P | | P | P | |
| Finance, insurance and real estate | | | | | | |
| 60 | Depository institutions | P | P | P | P | P |
| 61 | Nondepository credit institutions | P | P | P | P | P |
| 62 | Security and commodity brokers, dealers exchanges and services | P | P | P | P | P |
| 63 | Insurance carriers | P | P | P | P | P |
| 64 | Insurance agents, brokers and service | P | P | P | P | P |
| 65 | Real estate | P | P | P | P | P |
| 67 | Holding and other investment offices | P | P | P | P | P |
| Services | | | | | | |
| 0752 | Animal services, except veterinary (limited only to dog grooming) | P | P | P | P | P |
| 0752 | Animal services, except veterinary (limited only to animal shelters, boarding kennels, dog grooming, dog pounds, training of pets and other animal specialties, vaccinating pets and other animal specialties, except by veterinarians) | | P | P | | |
| 7 | Hotel-convention centers | | | | P | |
| 701 | Hotels and motels ⁴ | | P | | P | |
| 7033 | Recreational campgrounds | | | C | | |
| 721 | Laundry, cleaning and garment services (except 7217, carpet cleaners, 7218, industrial laundry) | P | | P | P | |
| 7217 | Carpet cleaners | | | P | | |
| 722 | Photographic studios, portrait | P | | P | P | P |
| 723 | Beauty shops | P | | P | P | |
| 724 | Barber shops | P | | P | P | |
| 725 | Shoe repair shops and shoeshine parlors | P | | P | P | |
| 726 | Funeral service (excl. crematories) | P | | P | P | |
| 729 | Miscellaneous personal services, except escort services, massage parlors, steam baths, tattoo parlors, and Turkish baths, which are prohibited | P | | P | P | |
| 73 | Business services (except 734, 735 and 736) | P | P | P | P | P |
| 734 | Services to dwellings and other buildings | | P | | | |

LAND USE AND DEVELOPMENT

| Schedule G – Pinelands Area Nonresidential Zoning Districts – Permitted and Conditional Uses | | | | | | |
|--|---|----------------|--------|--------------|-------|-------|
| SIC Code ¹ | Use | Pinelands Area | | Whiting Town | | |
| | | PB-1 | POR-LI | WTHD | WTB-1 | WTO-P |
| 735 | Misc. equipment rental and leasing | | | P | | |
| 7382 | Security systems services | P | P | P | P | |
| 751 | Automotive rental and leasing without drivers | C | | C | C | |
| 753 | Automotive repair shops (except 7352, body shops) | C | | C | C | |
| 7532 | Top, body and upholstery repair shops and paint shops | | P | | | |
| 7542 | Carwashes | | | C | C | |
| 7549 | Automotive services (limited to wrecker and towing services for automobiles and trucks) | | P | | | |
| 76 | Misc. repair services | P | P | P | P | |
| 7832 | Motion picture theaters | | | P | P | |
| 784 | Video tape rental | P | | P | P | |
| 791 | Dance studios and schools only (not dance halls, discos) | P | | P | P | |
| 793 | Bowling centers | P | | P | P | |
| 7991 | Physical fitness facilities | P | P | P | P | P |
| 7997 | Membership sports and recreation club | P | P | P | P | P |
| Health services | | | | | | |
| 8 | Emergency care facilities | P | P | P | P | P |
| 2 | Offices for executive or administrative purposes | P | P | P | P | P |
| 801 | Offices and clinics of doctors of medicine | | P | P | P | P |
| 802 | Offices and clinics of dentists | P | P | P | P | P |
| 803 | Offices and clinics of doctors of osteopathy | P | P | P | P | P |
| 804 | Offices and clinics of other health practitioners | P | P | P | P | P |
| 805 | Nursing and personal care facilities | | P | | P | P |
| 806 | Hospitals | | P | C | | |
| 807 | Medical and dental laboratories | P | P | P | | P |
| 808 | Home healthcare services | P | P | P | P | P |
| 811 | Legal services | P | P | P | P | P |
| 824 | Vocational schools | | P | P | P | |
| 829 | Schools and educational services (except truck-driving schools) | | P | P | P | P |
| 833 | Job training and vocational rehabilitation services | | P | P | P | P |
| 835 | Child day-care services | P | P | P | P | P |
| 841 | Museums and art galleries | P | | P | P | P |
| 86 | Membership organizations (exc. 866) | P | P | P | P | P |
| 866 | Religious organization | P | | C | C | C |
| 87 | Engineering, accounting, research, management and related services (except 873R and D and 8744, corrections facilities) | P | P | P | P | P |

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| Schedule G – Pinelands Area Nonresidential Zoning Districts – Permitted and Conditional Uses | | | | | | |
|--|--|----------------|--------|--------------|-------|-------|
| SIC Code ¹ | Use | Pinelands Area | | Whiting Town | | |
| | | PB-1 | POR-LI | WTHD | WTB-1 | WTO-P |
| 873 | Research, development and testing services | P | P | P | P | P |
| 90-97 | Federal, state, county, municipal government/public/administration | P | P | P | P | P |

NOTES:

* Permitted on Township-owned property with permission from the Township Council.

¹ SIC Code refers to the use codes listed in the Standard Industrial Classification Manual, prepared by the Executive Office of the President, Office of Management and Budget, 1987 Edition. Two-digit codes refer to all categories under that Major Group. Three-digit codes refer to all categories under that Industry Group, unless otherwise specified by exceptions. Specific SIC Codes listed for a zone indicate the only permitted use within the applicable SIC classification.

² Facilities not classified by SIC Code. Permitted uses within shopping plazas, shopping centers and neighborhood shopping centers shall include uses permitted within the zoning district in which the shopping plaza, shopping center or neighborhood shopping center is located.

³ Hotel-convention centers shall contain a minimum of 100 hotel rooms as defined in § 245-8.

⁴ Hotels and motels shall contain a minimum of 25 hotel or motel rooms as defined in § 245-8.

LAND USE AND DEVELOPMENT

245 Attachment 6

Township of Manchester

Appendix 6 Zoning Schedules A through G

Schedule A

CAFRA Area and Pinelands National Reserve Area Zoning Districts Schedule

[Amended 11-27-2000 by Ord. No. 00-041; 3-25-2002 by Ord. No. 02-004; 9-27-2004 by Ord. No. 04-025; 11-28-2005 by Ord. No. 05-053; 2-27-2006 by Ord. No. 06-002; 6-24-2013 by Ord. No. 13-005; 9-8-2014 by Ord. No. 14-015; 7-13-2015 by Ord. No. 15-010]

| Schedule A – CAFRA Area and Pinelands National Reserve Area Zoning Districts Schedule | | | | | | | | | | | | | | | |
|---|-----------------|--|----------------------------------|------------------|-----------------------------------|---------------------------|-----------------|------------------|---------------------------------|--------------|--------------------------------|-------------------------------|--------------------------|---|---|
| Zone | Notes | Minimum Lot Requirements | | | | Minimum Yard Requirements | | | | | Maximum Site Improvement Ratio | Maximum Building Coverage (%) | Maximum Lot Coverage (%) | Maximum Building Height (feet) ⁷ | Minimum Floor Area (square feet) ³ |
| | | | | | | Principal Building | | | Accessory Building ² | | | | | | |
| | | Area (square feet) | Lot Frontage (feet) ¹ | Lot Width (feet) | Improvable Lot Area (square feet) | Front (feet) | Rear (feet) | Each Side (feet) | Rear (feet) | Side (feet) | | | | | |
| RA | | 1 acre | 150 | 150 | 27,000 | 50 | 30 | 25 | 10 | 15 | N/A | 25% | 25% | 35 | ³ |
| R-40 | | 40,000 | 200 | 200 | 18,700 | 50 | 50 | 25 | 25 | 25 | N/A | 25% | 25% | 35 | ³ |
| R-15 | ⁹ | 15,000 | 100 | 100 | 9,600 | 30 | 26 | 12 | 10 | 6 | N/A | 25% | 30% | 35 | ³ |
| R-14 | ⁹ | 14,000 | 100 | 100 | 8,800 | 30 | 26 | 12 | 10 | 6 | N/A | 25% | 30% | 35 | ³ |
| R-10 | ^{9,10} | 10,000 | 100 | 100 | 5,800 | 30 | 26 | 10 | 5 | 5 | N/A | 25% | 35% | 35 | ³ |
| R-10A | ⁹ | 10,000 | 75 | 75 | 6,300 | 30 | 26 | 10 | 5 | 5 | N/A | 25% | 35% | 35 | ³ |
| RC | | Same as R-40 (Also see § 245-67, Planned retirement communities; § 245-73, Senior citizen light care; and § 245-75, Continuing care for elderly) | | | | | | | | | | | | | |
| RC-2 | | See § 245-31H, RC-2 Planned Retirement Community-2 | | | | | | | | | | | | | |
| MF | | Same as R-40 (Also see § 245-74, Townhouse developments) | | | | | | | | | | | | | |
| MF-6 | | Same as R-40 for single-family dwellings. See § 245-31S, MF-6 Multifamily-6. | | | | | | | | | | | | | |
| MF-AF | | See § 245-31I, MF-AF Multifamily - Affordable Housing | | | | | | | | | | | | | |
| MP | | Same as R-40 (Also see Chapter 267, Mobile Homes and Trailers) | | | | | | | | | | | | | |
| OR-LI | | 3 acres | 200 | 200 | 40,000 | 75 | 50 | 50 | 20 | 20 | 0.20 | 20% | 65% | 35 | 4,000 |
| O-P | ⁴ | 40,000 | 200 | 200 | 18,750 | 50 ⁴ | 50 ⁴ | 50 | 50 | 50 | 0.20 | 20% | 65% | 38 | 2,000 |
| B-1 | | 1 acre | 150 | 150 | 20,000 | 50 | 25 | 20 | 10 | 10 | 0.20 | 20% | 65% | 35 | 1,500 |
| HD-3 | ⁴ | 3 acres | 300 | 300 | 40,000 | 100 | 50 ⁴ | 50 ⁴ | 50 | 50 | 0.18 | 18% | 65% | 35 | 15,000 |
| HD-3A | ⁵ | 3 acres | 300 | 300 | 40,000 | 100 | 100 | ⁵ | 100 | ⁵ | 0.18 | 18% | 65% | 35 | 15,000 |
| HD-10 | ⁶ | 10 acres | 500 | 500 | 200,000 | 400 | 75 | 75 | 50 | 50 | 0.15 | 15% | 80% | 38 | 60,000 |

MANCHESTER CODE

| Schedule A – CAFRA Area and Pinelands National Reserve Area Zoning Districts Schedule | | | | | | | | | | | | | | | |
|---|-------|--------------------------|----------------------------------|------------------|-----------------------------------|---------------------------|-------------|------------------|---------------------------------|-------------|--------------------------------|-------------------------------|--------------------------|---|---|
| Zone | Notes | Minimum Lot Requirements | | | | Minimum Yard Requirements | | | | | Maximum Site Improvement Ratio | Maximum Building Coverage (%) | Maximum Lot Coverage (%) | Maximum Building Height (feet) ⁷ | Minimum Floor Area (square feet) ³ |
| | | | | | | Principal Building | | | Accessory Building ² | | | | | | |
| | | | | | | | | | | | | | | | |
| | | Area (square feet) | Lot Frontage (feet) ¹ | Lot Width (feet) | Improvable Lot Area (square feet) | Front (feet) | Rear (feet) | Each Side (feet) | Rear (feet) | Side (feet) | | | | | |
| TC | | 10 acres | 500 | 500 | 200,000 | 100 | 75 | 75 | 50 | 50 | 0.15 | 15% | 60% | 35 | 60,000 |
| L1 | | 3 acres | 250 | 250 | 107,400 | 100 | 50 | 50 | 50 | 50 | 0.20 | 20% | 65% | 35 | 15,000 |
| FA-R | | 20 acres | 200 | 200 | 1 acre | 50 | 50 | 40 | 20 | 20 | N/A | 10% | N/A | 35 | ³ |
| FA-S | | 20 acres | 300 | 300 | 1 acre | 100 | 50 | 40 | 20 | 20 | N/A | 10% | N/A | 35 | ³ |

NOTES:

¹ See definition of "lot frontage" for allowable reductions.

² In all zones, barns, animal shelters and pens shall maintain a minimum fifty-foot setback from all property lines.

³ (Reserved)

⁴ Minimum rear and/or side yard shall be 60 feet when yard is adjacent to residential zoning districts.

⁵ Minimum side yard setback of HD-3A District are 100 feet along western and northern property lines and 15 feet along eastern property line.

⁶ Planned commercial development option permitted on a minimum forty-acre tract area. Planned commercial lots must comply with the HD-3 Zoning District regulations.

⁷ Maximum building height for an accessory garage shall be 16 feet. All other accessory buildings shall have a maximum height of 12 feet.

⁸ Maximum building height for a single-family residence shall be 35 feet measured from average grade plane.

⁹ The first floor elevation shall not be less than 24 inches, nor more than 48 inches above the average elevation of the crown of the road in front of the property in question in the R-10, R-10A, R-15, and R-14 Zones.

¹⁰ Undersized lots shall be subject to the building limitations set forth in § 245-31E(6)(b).

LAND USE AND DEVELOPMENT

Schedule B

Pinelands Area Zoning Districts Schedule (§ 245-33A)

[Amended 2-22-1999 by Ord. No. 99-001; 6-14-2010 by Ord. No. 10-012; 12-12-2011 by Ord. No. 11-025; 9-8-2014 by Ord. No. 14-016; 7-13-2015 by Ord. No. 15-009]

| Zone | Notes | Minimum Lot Requirements | | | | Minimum Yard Requirements | | | | | Maximum Site Improvement Ratio | Maximum Building Coverage (%) | Maximum Lot Coverage (%) | Maximum Building Height (feet) ⁹ | Minimum Floor Area (square feet) ³ |
|-------------|--|--------------------------|----------------------------------|------------------|-----------------------------------|---------------------------|-------------|------------------|---------------------------------|-------------|--------------------------------|-------------------------------|--------------------------|---|---|
| | | | | | | Principal Building | | | Accessory Building ² | | | | | | |
| | | Area (square feet) | Lot Frontage (feet) ¹ | Lot Width (feet) | Improvable Lot Area (square feet) | Front (feet) | Rear (feet) | Each Side (feet) | Rear (feet) | Side (feet) | | | | | |
| PPA | ^{4, 6} | 3.2 acres | 200 | 200 | 1 acre | 100 | 50 | 40 | 20 | 20 | N/A | 10 | N/A | 35 | ³ |
| PFA-R | ^{6, 8} | 20 acres | 200 | 200 | 1 acre | 50 | 50 | 40 | 20 | 20 | N/A | 10 | N/A | 35 | ³ |
| PFA-S | ^{6, 7} | 20 acres | 300 | 300 | 1 acre | 100 | 50 | 40 | 20 | 20 | N/A | 10 | N/A | 35 | ³ |
| PMP | (See Chapter 267, Mobile Homes and Trailers) | | | | | | | | | | | | | | |
| PRC | (See § 245-67, Planned retirement communities; § 245-73, Senior citizen light care; and § 245-75, Continuing care for elderly) | | | | | | | | | | | | | | |
| PRC-1 | See § 245-33W, Pinelands Retirement Community | | | | | | | | | | | | | | |
| PED-1 | See § 245-33V, Pinelands Retirement Community | | | | | | | | | | | | | | |
| PED-9 | See § 245-33V, Pinelands Retirement Community | | | | | | | | | | | | | | |
| PRA | ⁴ | 1 acre | 150 | 150 | 27,000 | 50 | 30 | 25 | 10 | 15 | N/A | 25 | N/A | 35 | ³ |
| PR-15 | ⁵ | 15,000 | 100 | 100 | 9,600 | 30 | 15 | 12 | 10 | 6 | N/A | 25 | N/A | 35 | ³ |
| PRC/ RCL | (See § 245-67, Planned retirement communities; § 245-73, Senior citizen light care; and § 245-75, Continuing care for elderly) | | | | | | | | | | | | | | |
| PB-1 | | 20,000 | 125 | 125 | 13,500 | 50 | 25 | 20 | 10 | 10 | 0.20 | 20 | 65 | 35 | 1,500 |
| POR-LI | | 3 acres | 200 | 200 | 40,000 | 75 | 50 | 50 | 20 | 20 | 0.20 | 20 | 65 | 35 | 4,000 |
| MI | Military installation requirements as required in Pinelands Comprehensive Management Plan | | | | | | | | | | | | | | |

NOTES:

¹ See definition of "lot frontage" for allowable reductions.

² In all zones, barns, animal shelters and animal pens shall maintain a minimum fifty-foot setback from all property lines.

³ The minimum floor area for single-family detached residential structures shall be as follows: one bedroom: 1,150 square feet; two bedrooms: 1,250 square feet; three bedrooms: 1,350 square feet; four bedrooms: 1,450 square feet; for each additional bedroom, add 100 square feet. Number of rooms exclusive of main living room, enclosed porch, kitchen, bathrooms, closets and storage space. The minimum first floor area in any two-story house shall not be less than 900 square feet. Accessory uses and other structures shall not exceed 1,000 square feet.

⁴ Minimum lot area in PPA is 3.2 acres in accordance with § 245-32A(4) and one acre in accordance with § 245-32A(6).

⁵ Minimum lot area for a residence with an on-site conventional septic system shall be 3.2 acres and with an alternative or innovative system may be one acre in accordance with § 245-32A(9).

⁶ In accordance with § 245-32M, Scenic, Subsection M(2), a two-hundred-foot setback to be measured from center line of the street.

⁷ The lot size area requirement for existing lots of record in the PFA-S Zone: Minimum lot area may be reduced to 3.2 acres in accordance with § 245-32A(4) and to one acre in accordance with § 245-32A(6). Developments of two or more units in the PFA-S Zone must be clustered on one-acre lots in accordance with § 245-33C(1)(b) and meet the lot width, yard and coverage requirements of the PRA Zone.

⁸ The lot area requirement for existing lots of record in the PFA-R Zone: Minimum lot area may be reduced to 3.2 acres in accordance with § 245-32A(4) and to one acre in accordance with § 245-32A(6) or § 245-33D(4). Developments of two or more units in the PFA-R Zone must be clustered on forty-thousand-square-foot lots in accordance with § 245-33D(1)(b) and meet the lot width, yard and coverage requirements of the PRA Zone.

⁹ Maximum building height for an accessory garage shall be 16 feet. All other accessory buildings shall have a maximum height of 12 feet.

MANCHESTER CODE

Schedule C Beckerville Village and Whiting Town Zoning Districts Schedule (§ 245-33A)

[Amended 11-25-2013 by Ord. No. 13-013; 9-8-2014 by Ord. No. 14-016; 7-13-2015 by Ord. No. 15-009]

| Zone | Notes | Minimum Lot Requirements | | | | Minimum Yard Requirements | | | | | Maximum Site Improvement Ratio | Maximum Building Coverage (%) | Maximum Lot Coverage (%) | Maximum Building Height (feet) ⁷ | Minimum Floor Area (square feet) ³ |
|------------------|--|--------------------------|----------------------------------|------------------|-----------------------------------|---------------------------|-------------|------------------|---------------------------------|-------------|--------------------------------|-------------------------------|--------------------------|---|---|
| | | | | | | Principal Building | | | Accessory Building ² | | | | | | |
| | | Area (square feet) | Lot Frontage (feet) ¹ | Lot Width (feet) | Improvable Lot Area (square feet) | Front (feet) | Rear (feet) | Each Side (feet) | Rear (feet) | Side (feet) | | | | | |
| BVR-40 | ⁴ | 40,000 | 200 | 200 | 18,700 | 50 | 50 | 25 | 25 | 25 | N/A | 25 | N/A | 35 | ³ |
| WTR-A | ⁴ | 1 acre | 150 | 150 | 27,000 | 50 | 30 | 25 | 10 | 15 | N/A | 25 | N/A | 35 | ³ |
| (Nonresidential) | ⁵ | 5 acres | 300 | 300 | 151,000 | 75 | 40 | 40 | 20 | 30 | 0.10 | 10 | 20 | 35 | ³ |
| WTR-40 | ⁶ | 40,000 | 195 | 195 | 14,400 | 50 | 50 | 25 | 25 | 25 | N/A | 25 | N/A | 35 | ³ |
| WTRC | (See § 245-67, Planned retirement communities; § 245-73, Senior citizen light care; and § 245-75, Continuing care for elderly) | | | | | | | | | | | | | | |
| WTHD | | 40,000 | 200 | 200 | 18,750 | 50 | 30 | 20 | 10 | 20 | 0.20 | 20 | 65 | 35 | 2,500 |
| WTB-1 | | 20,000 | 125 | 125 | 13,500 | 50 | 25 | 20 | 20 | 20 | 0.20 | 20 | 65 | 35 | 1,500 |
| WTO-P | | 40,000 | 200 | 200 | 18,750 | 50 | 50 | 50 | 50 | 50 | 0.20 | 20 | 65 | 38 | 2,000 |

NOTES:

¹ See definition of "lot frontage" for allowable reductions.

² In all zones, barns, animal shelters and animal pens shall maintain a minimum fifty-foot setback from all property lines.

³ The minimum floor area for single-family detached residential structures shall be as follows: one bedroom: 1,150 square feet; two bedrooms: 1,250 square feet; three bedrooms: 1,350 square feet; four bedrooms: 1,450 square feet; for each additional bedroom add 100 square feet. Number of rooms exclusive of main living room, enclosed porch, kitchen, bathrooms, closets and storage space. The minimum first floor area in any two-story house shall not be less than 900 square feet. Accessory uses and other structures shall not exceed 1,000 square feet.

⁴ Minimum lot area for a residence with an on-site conventional septic system shall be 3.2 acres and with an alternative or innovative system may be one acre in accordance with § 245-32A(9).

⁵ Minimum requirements for a nonresidential use.

⁶ Minimum lot area for a residence with an on-site conventional septic system shall be 3.2 acres and with an alternative or innovative system may be 40,000 square feet in accordance with § 245-32A(9).

⁷ Maximum building height for an accessory garage shall be 16 feet. All other accessory buildings shall have a maximum height of 12 feet.

LAND USE AND DEVELOPMENT

Schedule D

CAFRA Area and Pinelands National Reserve Area Residential Zoning Districts – Permitted and Conditional Uses [Amended 11-28-2005 by Ord. No. 05-053; 6-14-2010 by Ord. No. 10-012; 9-8-2014 by Ord. No. 14-015; 7-13-2015 by Ord. No. 15-010]

KEY:

P = Permitted use.

C = Conditional use.

| SIC Code ¹ | Use | Schedule D – CAFRA Area and Pinelands National Reserve Area Residential Zoning Districts – Permitted and Conditional Uses | | | | | | | | | | | | | |
|-----------------------------------|--|--|------|----|------|------|------|------|-------|------|-------|----|------|----|----|
| | | FA-R | FA-S | RA | R-40 | R-15 | R-14 | R-10 | R-10A | RC-2 | MF-AF | RC | MF-6 | MF | MP |
| Residential | | | | | | | | | | | | | | | |
| ² | Single-family detached dwellings | P | P | P | P | P | P | P | P | P | P | P | P | P | P |
| ² | Single-family attached dwellings | P | | | | | | | | | P | P | P | P | |
| ² | Multifamily dwellings | P | | | | | | | | | P | | | P | |
| ² | Planned retirement community | | | | | | | | | | | C | | | |
| ² | Mobile homes ³ | | | | | | | | | | | | | | |
| ² | Home professionals | | P | | | | | | | | | | | | |
| Agriculture, forestry and hunting | | | | | | | | | | | | | | | |
| 1 | Agricultural production – crops | P | P | P | P | P | P | | | | | P | P | | |
| 7033 | Recreational campgrounds | | | C | | | | | | | | | | | |
| 74 | Veterinary services | | P | P | | | | | | | | | | | |
| 78 | Landscape and horticultural services | | P | P | | | | | | | | | | | |
| 8 | Forestry | P | P | P | | | | | | | | | | | |
| Services/educational/other | | | | | | | | | | | | | | | |
| 805 | Nursing homes | | C | C | | | | | | | | | | | |
| 806 | Hospitals | | | C | | | | | | | | | | | |
| 824 | Vocational schools | P | | | | | | | | | | | | | |
| 835 | Child day-care services | P | | | | | | | | | | | | | |
| 841 | Museums and art galleries | P | P | | | | | | | | | | | | |
| 86 | Membership organizations (exc. 866) | P | P | | | | | | | | | | | | |
| 866 | Religious organizations ⁸ | P | P | P | | | | | | P | P | P | P | P | |
| 90-97 | Federal, state, county, municipal government/public administration | P | P | P | P | | | | | | | P | P | P | |
| ² | Utilities | | C | C | | | | | | | | | | | |

NOTES:

¹ SIC Code refers to the use codes listed in the Standard Industrial Classification Manual, prepared by the Executive Office of the President, Office of Management and Budget, 1987 Edition. Two-digit codes refer to all categories under that major group. Three-digit codes refer to all categories under that industry group, unless otherwise specified by exceptions. Specific SIC Codes listed for a zone indicate the only permitted use within the applicable SIC classification.

² Uses not classified by SIC Code.

³ Manufactured housing is permitted in all residential zones subject to the Uniform Construction Code.