

§ 150-130. R-1 Residential Zone standards.

- A. Permitted uses. Permitted uses shall be as follows:
- (1) One-family detached dwelling [one (1) unit].
 - (2) Two-family semidetached dwellings [two (2) units].
 - (3) Triplex dwellings [three (3) units].
 - (4) Quadraplex dwellings [four (4) units].
 - (5) Professional offices.
- B. Conditional uses. Conditional uses shall be as follows:
- (1) Schools (public or private).
 - (2) Churches.
 - (3) Municipal facilities.
 - (4) Public utility offices and buildings.
 - (5) Philanthropic uses and nonprofit recreational uses.
 - (6) Senior citizens housing and life care centers.
 - (7) Community residences or shelters [for six (6) or more residents].
 - (8) Preschool nurseries or day-care centers [for six (6) or more].
 - (9) Home occupations.
- C. Permitted accessory uses. Permitted accessory uses shall be as follows:
- (1) Private garage (maximum two-car).
 - (2) Private swimming pool.
 - (3) Fences and signs.
 - (4) Other accessory uses customary to private residential use.

§ 150-131. R-2 Residential Zone standards.

- A. Permitted uses. Permitted uses shall be as follows:
- (1) One-family detached dwelling [one (1) unit].
 - (2) ~~Two-family semidetached dwelling [two (2) units].~~
- B. Conditional uses. Conditional uses shall be as follows:
- (1) All conditional uses permitted in the R-1 Zone.
- C. Permitted accessory uses. Permitted accessory uses shall be as follows:
- (1) All accessory uses customary to private residential use.

§ 150-132. R-3 Residential Zone standards.

A. Permitted uses. Permitted uses shall be as follows:

(1) One-family detached dwelling [one (1) unit].

B. Conditional uses. Conditional uses shall be as follows:

(1) All conditional uses permitted in the R-1 Zone, except those listed in § 150-130B(5), (6), (7), (8) and (9).

C. Permitted accessory uses. Permitted accessory uses shall be as follows:

(1) All accessory uses customary to private residential use.

§ 150-133. R-4 Residential Zone standards.

A. Permitted uses. Permitted uses shall be as follows:

(1) One-family detached dwelling [one (1) unit].

(2) Farm and farm residence [one (1) unit].

B. Conditional uses. Conditional uses shall be as follows:

(1) All conditional uses permitted in the R-1 Zone, except those listed in § 150-130B(5), (6), (8) and (9).

(2) Hospitals, medical centers and convalescent homes.

(3) Funeral homes.

(4) Cemeteries.

(5) Heliports, helistops and helipads.

C. Permitted accessory uses. Permitted accessory uses shall be as follows:

(1) All accessory uses customary to private residential use.

§ 150-134. R-5 Residential Zone standards.

A. Permitted uses. Permitted uses shall be as follows:

(1) One-family detached dwelling [one (1) unit].

(2) Farm and farm residence [one (1) unit].

B. Conditional uses. Conditional uses shall be as follows:

(1) All conditional uses permitted in the R-1 Zone, except those listed in § 150-130B(6) and (8).

(2) Hospitals, medical centers and convalescent homes.

(3) Cemeteries.

(4) Heliports, helistops and helipads.

C. Permitted accessory uses. Permitted accessory uses shall be as follows:

(1) All accessory uses customary to private residential use.

§ 150-135. A-1 Agricultural Zone standards.

A. Permitted uses. Permitted uses shall be as follows:

(1) Farm and farm residence [one (1) family].

(2) Farm tenant housing.

(3) Horticultural operations.

(4) Veterinary hospitals and kennels.

(5) Keeping and breeding of livestock.

(6) Horse farms and riding academies.

(7) Airports.

B. Conditional uses. Conditional uses shall be as follows:

(1) Churches.

(2) Municipal facilities.

(3) Public utility offices and buildings.

(4) Philanthropic uses and nonprofit recreational uses.

(5) Home occupations.

(6) Hospitals, medical centers and convalescent homes.

(7) Cemeteries.

C. Permitted accessory uses. Permitted accessory uses shall be as follows:

(1) All accessory uses permitted in the R-1 Zone.

(2) Customary farm buildings for livestock and equipment.

(3) Customary farm buildings for the storage and preparation for market of produce grown on the premises.

(4) Roadside stands for the display and sale of produce grown on the premises.

§ 150-136. Farming rights; restrictions and permitted nuisances.

A. The right to farm shall be protected in the A-1, R-4 and R-5 Zones, as well as the P-A and P-R4 Zones of the Pinelands Area, subject to the regulations governing farm and livestock

operations, to the prohibited uses specified below, to the standards set forth in the schedules herein⁴⁰ and to the health and sanitary codes.

- B. The right to farm protection includes the right to use irrigation, fertilizer, insecticides and herbicides, as well as the right to house and graze farm animals.
- C. The right to farm protection shall not extend into the R-1, R-2 and R-3 Zones and the P-R3 Zone of the Pinelands Area, nor shall it extend into the B-1, B-2 and B-3 Zones and the P-B2 Zone of the Pinelands Area, nor shall it extend into the I-1 Zone and the P-I Zone of the Pinelands Area.
- D. In all zones except those protected under Subsection A above, the keeping of farm animals such as horses, cows, bulls, mules, donkeys, poultry, rabbits, sheep or goats shall be prohibited unless the property on which they exist comprises at least three (3) acres and said farm animals are not bred for commercial purposes.
 - (1) No more than five (5) farm animals or twenty-five (25) rabbits, chickens or other poultry may be kept on such three-acre properties.
 - (2) All structures required to shelter animals on such three-acre properties shall be limited to no more than fifty percent (50%) of the square footage of the dwelling existing thereon.
 - (3) All farm animals kept on such three-acre properties shall be properly fenced and contained to prevent them from wandering onto neighboring lands or public streets.
 - (4) The housing and grazing of said animals on such three-acre properties is prohibited unless the owner or keeper resides in a dwelling house located on the same lot or on a contiguous lot to that on which the animals are housed and grazed.
- E. In all zones except those specified under Subsection A above, no storage of manure or dust-producing substances shall be permitted within two hundred (200) feet of any residence.
- F. In all zones except the A-1 Zone and the P-A Zone of the Pinelands Area, the keeping of more than two (2) household pets, such as cats or dogs, is prohibited. NOTE: Household pets by definition do not include those animals traditionally kept as livestock.

§ 150-137. I-1 Industrial Zone standards.

- A. Permitted uses. Permitted uses shall be as follows:
 - (1) Food processing and associated operations.
 - (2) Paper and wood fabrications.
 - (3) Research and testing laboratories.
 - (4) Electronics industries.
 - (5) Photofinishing.

⁴⁰ Editor's Note: The zoning schedules are included at the end of this chapter.

- (6) Metal products fabrication.
- (7) Light machinery manufacturing.
- (8) Clothing industries.
- (9) Glass products fabrication.
- (10) Pharmaceutical products.
- (11) Truck terminals.
- (12) Warehousing (under roof).

B. Conditional uses. Conditional uses shall be as follows:

- (1) Municipal facilities.
- (2) Public utility offices and facilities.
- (3) Auto-repair shops and public garages.
- (4) Gasoline stations.
- (5) Heliports, helistops and helipads.

C. Permitted accessory uses. Permitted accessory uses shall be as follows:

- (1) Administrative offices.
- (2) Outdoor storage, screened.
- (3) Motor vehicle and equipment storage garages.
- (4) Retail outlets clearly incidental to the on-site industry.
- (5) On-site parking.
- (6) Fences and signs.

D. Regulations pertaining to industrial sites. Regulations pertaining to industrial sites shall be as follows:

- (1) Service and loading areas shall be at the rear or side of the site.
- (2) All operations shall be in a closed building.
- (3) Outdoor storage shall be screened from public view by fencing and/or landscaping.
- (4) A minimum of twenty percent (20%) of each site shall be seeded and landscaped, and all existing trees shall be retained wherever possible.
- (5) Controls for dust, smoke, fumes, gases, heat, liquid and solid wastes, vibration, odors, noise, radiation and toxins shall comply with the Department of Environmental Protection standards.
- (6) Controls for electromagnetic interference shall be in accordance with the Federal Communications Commission standards.

- (7) Controls for flammable or explosive materials shall comply with the National Fire Protection Association standards.

E. Prohibited uses. Prohibited uses shall be as follows:

- (1) Manufacturing of acids, corrosives, ammonia or caustics.
- (2) Manufacturing of cellulose products, resins, dyes, glues or vegetable and animal fats.
- (3) Manufacturing of explosives or combustible gases.
- (4) Manufacturing of soap, detergents or fertilizers derived from animal sources.
- (5) Manufacturing of metal or alloy ingots.
- (6) Manufacturing of carbons.
- (7) Manufacturing of disinfectants, insecticides or poisons.
- (8) Manufacturing of lard, fats or tallow.
- (9) Manufacturing of feeds from refuse, mash or brewer's grain.
- (10) Manufacturing of lime, gypsum or plaster products.
- (11) Manufacturing of perfumes and extracts.
- (12) Manufacturing of plastics.
- (13) Manufacturing of rubber or rubber treatment.
- (14) Manufacturing of starches, glucose or dextrans.
- (15) Manufacturing of brick, tile, terra cotta or charcoal.
- (16) Manufacturing of linoleum or oil cloth.
- (17) Manufacturing of sandpaper or emery.
- (18) Incineration or reduction of waste products.
- (19) Refining of petroleum products.
- (20) Radium extraction.
- (21) Curing or tanning of hides.
- (22) Distillation of tar, roofing or waterproofing.
- (23) Stone-crushing operations.
- (24) Private sewage disposal systems.
- (25) All uses or operations which are offensive because of emissions, vibrations, noise, glare and fire or explosive hazard.
- (26) All residential uses.

§ 150-137.1. I-2\OC Light Industry\Office Campus (Overlay) Zone Standards. [Added 12-16-1996 by Ord. No. 432]

- A. Permitted uses in Light Industry Zone. Permitted uses shall be as follows:
- (1) Warehousing in a fully enclosed building.
 - (2) Printing and publishing.
 - (3) Research and testing laboratories.
 - (4) Small contractor's yard.
 - (5) Fabrication of paper and wood products.
 - (6) Fabrication of electronic products.
 - (7) Fabrication of metal products.
 - (8) Fabrication of plastic products.
 - (9) Fabrication of clothing.
 - (10) Fabrication of scientific instruments.
 - (11) Manufacture of tool and die equipment.
 - (12) Manufacture of beverages (nonalcoholic).
 - (13) Manufacture of glass or glass products.
 - (14) Manufacture of confections.
 - (15) Manufacture of pharmaceutical products.
- B. Permitted accessory uses in Light Industry Zone.
- (1) Permitted accessory uses shall be as follows:
 - (a) Trash enclosures.
 - (b) Signage.
 - (c) Fencing.
 - (2) Accessory uses shall be only those customarily incidental to the permitted uses as set forth above.
- C. Conditional uses in Light Industry Zone. Conditional uses shall be as follows:
- (1) Fuel oil storage (with a minimum of two acres).
 - (2) Trucking terminal (with a minimum of two acres).
- D. Prohibited uses in Light Industry Zone. Prohibited uses shall be as follows:
- (1) Manufacture of acids, corrosives, ammonias or caustics.
 - (2) Manufacture of cellulose products, resins, dyes or glues.

- (3) Manufacture of explosives, combustible gases or fireworks.
- (4) Manufacture of soaps, detergents or fertilizers derived from animal sources.
- (5) Manufacture of smelting of metal or alloy ingots.
- (6) Manufacture of carbon.
- (7) Manufacture of disinfectants, insecticides or poisons.
- (8) Manufacture or rendering of vegetable or animal fats, lard or tallow.
- (9) Manufacture of feeds from refuse, mash or brewer's grain.
- (10) Manufacture of lime, gypsum or plaster products.
- (11) Manufacture of perfumes or extracts.
- (12) Manufacture of plastics.
- (13) Manufacture of rubber or rubber treatments.
- (14) Manufacture of starches, glucose or dextrans.
- (15) Manufacture of brick, tile, terra-cotta or charcoal.
- (16) Manufacture of linoleum or oilcloth.
- (17) Manufacture of sandpaper or emery.
- (18) Refining of petroleum or petroleum products.
- (19) Extracting of radioactive materials.
- (20) Curing or tanning of hides.
- (21) Animal or poultry processing (slaughtering).
- (22) Stone crushing operation.
- (23) Distillation of tar, roofing or waterproofing materials.
- (24) All uses or operations which are offensive because of emissions, vibration, noise, glare or fire or explosive hazard.
- (25) Commercial incineration or reduction of waste products.
- (26) On-site waste disposal (solid or hazardous waste facility).
- (27) Sewage treatment plant.
- (28) Resource extraction.
- (29) Residential uses.
- (30) Retail uses unless accessory to permitted use.
- (31) Auto wrecking yard.
- (32) Junkyard.

- (33) Recycling operations.
- (34) Flea markets.
- E. Permitted uses in Office Campus (Overlay) Zone. Where a property owner acquires three or more acres in the I-2 Zone hereby created, and conforms to the requirements set forth in the Schedule of Area, Yard, Height and Parking Requirements, the Table of Sign Standards and the Table of Conditional Use Standards,⁵ such property owner may create the following additional uses in this Zone:
 - (1) Business and professional offices.
 - (2) Medical or dental clinics or laboratories.
 - (3) Radio or television studios.
 - (4) Assisted living facilities. [Added 9-7-1999 by Ord. No. 467]
 - (5) Senior day-care facilities.[Added 9-7-1999 by Ord. No. 467]
- F. Permitted accessory uses in Office Campus (Overlay) Zone. Permitted accessory uses shall be as follows:
 - (1) Retail sales ancillary to permitted use (retail sales area to be less than 20% of total building area occupied by permitted use).
 - (2) Cafeteria or recreational facilities for employee use.
 - (3) Fencing.
 - (4) Trash enclosures.
 - (5) Signs.
- G. Permitted conditional uses in Office Campus (Overlay) Zone. Permitted conditional uses shall be as follows:
 - (1) Life care facility or development, subject to requirements of § 150-151.
 - (2) Public service infrastructure.
 - (3) Mini storage facility.
 - (4) Business parks.
 - (5) Public garages, subject to the requirements of § 150-153.
- H. Prohibited uses in Office Campus (Overlay) Zone. In addition to the prohibited uses set forth in § 150-137 and the prohibited uses set forth in § 150-138, no use not specifically permitted by this section shall be prohibited in the Office Campus (Overlay) Zone.
- I. Buffers and landscaping.
 - (1) Landscaped buffers shall be provided as follows:

⁵ Editor's Note: Said Schedule and Tables are included at the end of this chapter.

- (a) Adjacent to any street line, landscape buffers shall be a minimum of 10 feet in width.
 - (b) Along any property line adjacent to a residential zone or use, landscape buffers shall be a minimum of 25 feet in width.
 - (c) Along any property line of an industrial use adjacent to another industrial use, landscape buffers shall be a minimum of five feet in width.
 - (d) Along any property line except as modified above, landscape buffers shall be a minimum of 10 feet in width.
- (2) Buffers may be comprised of earth berms, landscaping and fencing.
- (a) Screening shall be provided along buffers adjacent to residential districts or uses. Screening shall be comprised of fencing or landscaping at least six feet in height to provide a visual barrier.
 - (b) In addition, shade trees shall be provided in all buffers at a rate of one tree per 1,000 square feet of buffer area.
 - (c) Interior lot landscaping shall be provided at a minimum of 4% gross square footage of paved areas of the site used for drives and parking. Shrubbery shall be less than four feet, and shade trees shall have foliage of six feet plus.

§ 150-138. B-1 Central Business Zone standards.

A. Permitted uses. Permitted uses shall be as follows:

- (1) Retail stores.
- (2) Business and professional offices.
- (3) Banks.
- (4) Passenger terminals and taxi and bus stops.
- (5) Hotels and motels.
- (6) Personal service shops, salons and barbershops.
- (7) Parking lots.
- (8) Restaurants.
- (9) Bars and taverns.
- (10) Indoor theaters.

B. Conditional uses. Conditional uses shall be as follows:

- (1) Churches.
- (2) Municipal facilities.
- (3) Philanthropic uses and nonprofit recreational uses.

C. Permitted accessory uses. Permitted accessory uses shall be as follows:

- (1) On-site, under roof, storage (not warehousing) of goods which are sold on the site.
- (2) On-site parking facilities.
- (3) Signs.

D. Prohibited uses. Prohibited uses shall be as follows:

- (1) Pawn shops.

§ 150-139. B-2 Highway Business Zone standards.

A. Permitted uses. Permitted uses shall be as follows:

- (1) All uses permitted in the B-1 Zone.
- (2) Drive-in restaurants.
- (3) Drive-in theaters.
- (4) Outdoor amusements.
- (5) Bowling alleys and skating rinks.
- (6) Commercial greenhouses.

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- (7) Produce markets.
 - (8) Garden supply and equipment rentals.
 - (9) Animal hospitals.
 - (10) Storage rental businesses.
- B. Conditional uses. Conditional uses shall be as follows:
- (1) Churches.
 - (2) Municipal facilities.
 - (3) Public utility offices and buildings.
 - (4) Philanthropic uses and nonprofit recreational uses.
 - (5) New and used motorized vehicle sales.
 - (6) Auto repair shops and public garages.
 - (7) Gasoline stations.
 - (8) Flea markets.
- C. Permitted accessory uses. Permitted accessory uses shall be as follows:
- (1) All accessory uses permitted in the B-1 Zone.
 - (2) Manufacturing clearly incidental to on-site retail businesses, employing up to four (4) persons only, provided that the use is a permitted industrial use under this chapter.

§ 150-140. B-3 Shopping Center Zone standards.

- A. Permitted uses. Permitted uses shall be as follows:
- (1) All uses permitted in the B-1 Zone.
 - (2) Planned shopping centers, including minimalls.
- B. Conditional uses. Conditional uses shall be as follows:
- (1) All conditional uses permitted in the B-1 Zone.
 - (2) Heliports, helistops and helipads.
- C. Permitted accessory uses. Permitted accessory uses shall be as follows:
- (1) All accessory uses permitted in the B-1 Zone.

§ 150-141. Pinelands Area standards.

See Article XVIII for standards and regulations governing land uses in the Pinelands Area agricultural and town districts.

§ 150-195. Amendments to comply with state standards.

In amending this Article or and other ordinance regulating the use of land, the borough shall comply with the requirements of N.J.A.C. 7:50-3.45.

§ 150-196. Compliance with conditional use standards.

Unless otherwise approved by the Pinelands Commission, all development in any area of the Pinelands shall comply with the regulations governing conditional uses as set forth under Article XVII, as well as the standards governing development in the Pinelands.

§ 150-197. P-R3 Pinelands Town Residential District standards.

The following regulations shall apply to the P-R3 District:

A. Permitted uses. Permitted uses shall be as follows:

- (1) One-family dwellings.
- (2) Public schools.
- (3) Municipal buildings, parks and playgrounds deemed appropriate and necessary by the Council of the Borough of Buena.
- (4) Churches and similar places of worship, parish houses, convents, cemeteries and other such facilities of recognized religious groups.
- (5) Office of a professional person residing on the premises, provided that there is no display of advertising other than a professional nameplate. In addition, the office of a medical professional person who does not reside on the premises may be used as an office, provided that no more than two (2) such professional persons use said structure for said use. The medical profession uses are restricted to the persons in the medical profession as follows:
 - (a) Physicians (medical and osteopathic).
 - (b) Dentists.
 - (c) Chiropractors.
 - (d) Chiropodists.
 - (e) Optometrists.
- (6) Temporary buildings for used incidental to construction work, provided that such buildings are removed upon the completion or abandonment of the construction work.

B. Permitted accessory uses. Permitted accessory uses shall be as follows:

- (1) Private garages, limited to five hundred (500) square feet or less of building area.
- (2) Noncommercial workshops as part of the principal building or private garage.
- (3) Signs, subject to the provisions of § 150-177A herein and Article XIII of this chapter.

- (4) Fences, subject to the provisions of Article XIII of this chapter.
 - (5) Other normal residential secondary structures such as outdoor barbecues, fireplaces, trellises, lampposts and the like.
 - (6) Off-street parking facilities subject to the provisions of Article XI of this chapter and to the Pinelands requirements.
 - (7) Television antennas not exceeding thirty-five (35) feet in height.
 - (8) Other customary accessory uses and structures which are clearly incidental to the principal use.
- C. Other standards. All development shall comply with the requirements set under the schedules of Article XVI⁴⁹ and to the requirements pertaining to conditional uses set under Article XVII of this chapter.

§ 150-198. P-R4 Pinelands Town Residential District standards.

The following regulations shall apply to the P-R4 District:

- A. Permitted uses. Permitted uses shall be as follows:
 - (1) One-family dwelling [on a minimum lot of forty thousand (40,000) square feet].
 - (2) Farms and farm dwelling [on a minimum of six (6) acres].
 - (3) Private schools.
 - (4) Municipal buildings.
 - (5) Municipal parks and playgrounds.
 - (6) Churches and associated uses, such as parish houses and cemeteries.
- B. Permitted accessory uses. Permitted accessory uses shall be as follows:
 - (1) All accessory uses permitted in the P-R3 District.
- C. Other standards. Other standards shall be as specified for the P-R3 District.

§ 150-199. P-A Agricultural Production Zone standards.

- A. Permitted uses. Permitted uses shall be as follows:
 - (1) Agricultural uses, to include the growing of fruit and/or crops and animal husbandry, including buildings incidental to the same but subject to the requirements of the zoning schedules of this chapter.⁵⁰
 - (2) Temporary buildings for uses incidental to construction work, provided that such buildings are removed upon the completion or abandonment of the construction work.

⁴⁹ Editor's Note: The zoning schedules are included at the end of this chapter.

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- (3) [Amended 6-2-1997 by Ord. No. 444] Single-family dwellings on lots of 3.2 acres, provided that:
- (a) The dwelling unit will be the principal residence of the property owner or a member of the immediate family of the property owner.
 - (b) The individual whose principal residence the dwelling unit will be has not developed a dwelling unit under this section within the previous five years.
 - (c) The parcel of land on which the dwelling is to be located has been in the continuous ownership since February 7, 1979, of the person whose principal residence the dwelling unit will be, a member of that person's immediate family or a partnership or corporation in which members of that person's immediate family collectively own more than a majority interest in such partnership or corporation.
 - (d) The person whose principal residence the dwelling unit will be has resided in the Pinelands for at least five years, and that person or one or more members of that person's immediate family has resided in the Pinelands for a total of at least twenty different years.
- (4) Residential dwelling units.
- (a) Residential dwelling units not to exceed a gross density of one unit per 10 acres, provided that:
 - [1] The dwelling is accessory to an active agricultural operation;
 - [2] The dwelling is for an operator or employee of the farm who is actively engaged in and essential to the agricultural operation;
 - [3] The dwelling is to be located on a lot which is under or qualified for agricultural assessment;
 - [4] The dwelling is located on a lot which has an active production history or where a farm management plan has been prepared which demonstrates that the property will be farmed as a unit unto itself or as part of another farm operation in the area; and
 - [5] A residential lot has not been subdivided from the property within the previous five years, unless the lot has been subdivided pursuant to Subsection A(3) above.
 - (b) No more than one lot may be created for a dwelling pursuant to this subsection at any one time.
- (5) [Amended 6-2-1977 by Ord. No. 444] Residential dwelling units at a gross density of one unit per 40 acres, provided that:
- (a) The unit(s) shall be clustered on one-acre lots.
 - (b) The remainder of the parcel, including all contiguous lands in common ownership, which is not assigned to individual residential lots shall be

permanently dedicated for agricultural uses through recordation of a restriction on the deed to the parcel.

- (c) The restriction on the deed to the parcel, including any rights to be redeemed for future residential development, shall be done in accordance with N.J.A.C. 7:50-5, Part IV, so as to sever any Pinelands development credits allocated to the parcel.
- (6) Agricultural commercial establishments, excluding supermarkets, restaurants and convenience stores, provided that:
 - (a) The principal goods or products available for sale were produced in the Pinelands; and
 - (b) The sales area of the establishment does not exceed 5,000 square feet.
- (7) Agricultural products processing facilities.
- (8) Forestry.
- (9) Low-intensity recreational uses, provided that:
 - (a) The parcel proposed for low-intensity recreational use has an area of at least 50 acres;
 - (b) The recreational use does not involve the use of motorized vehicles except for necessary transportation;
 - (c) Access to water bodies is limited to no more than 15 linear feet of frontage per 1,000 feet of water body frontage;
 - (d) The clearing of vegetation, including ground cover and soil disturbance, does not exceed 5% of the parcel; and
 - (e) No more than 1% of the parcel will be covered with impervious surfaces.
- (10) Pinelands development credits.
- (11) [Added 5-3-1993 by Ord. No. 407] Single-family dwellings on lots of one acre, provided that:
 - (a) The applicant satisfies all of the requirements set forth in Subsection A(3) of this section;
 - (b) The lot to be developed existed as of February 8, 1979, or was created as a result of an approval granted by the Pinelands Development Review Board or by the Pinelands Commission pursuant to the interim rules and regulations prior to January 14, 1981;
 - (c) The applicant qualifies for and receives from the borough a variance from the three-and-two-tenths-acre lot size requirement set forth in Subsection A(3) above;
 - (d) The applicant purchases and redeems twenty-five hundredths (0.25) Pinelands development credits; and

- (e) Any Pinelands development credits allocated to the lot to be developed are reduced pursuant to § 150-202C of this article.
- B. Permitted accessory buildings and structures. Permitted accessory buildings and structures shall be as follows:
- (1) Signs, subject to the provisions of Article XIII.
 - (2) Fences and walks, subject to the provisions of Article XIII.
 - (3) Television antennas not to exceed 35 feet in height.
 - (4) Private garages.
 - (5) Agricultural employee housing as an element of and accessory to an active agricultural operation.
- C. Other standards. All development shall comply with the requirements set under the schedules of Article XVI³⁰ and to the requirements pertaining to conditional uses set under Article XVII of this chapter; except, however, the minimum lot area for a nonresidential use within the P-A District shall not be less than needed to meet the water quality standards of § 150-176B(4), whether or not the lot is served by a centralized sewer treatment or collection system.
- D. [Amended 6-2-1997 by Ord. No. 444] Expansion of intensive recreational uses will be permitted, provided that:
- (1) The intensive recreational use was in existence on February 7, 1979, and the capacity of the use will not exceed two times the capacity of the use on February 7, 1979.
 - (2) The use is necessary to achieve recreational use of a particular element of the Pinelands environment.
 - (3) The use is environmentally and aesthetically compatible with the essential character of the Pinelands Agricultural Production Area and the characteristics of the particular basin in which the use is to be located, taking into consideration the proportion of cleared and developed land, ambient water quality, ecologically sensitive areas and unique resources, and will not unduly burden public services.

§ 150-200. P-B2 Pinelands Town Highway Business District (New Jersey Route 40) standards.

The following regulations shall apply in the P-B2 District:

- A. Permitted uses. Permitted uses shall be as follows:
- (1) Stores, shops, markets where goods are sold or personal services are rendered that are clearly incidental to the retail business being conducted, provided that:
 - (a) All goods or products fabricated or processed incidental to such use shall be sold at retail on the premises.

³⁰ Editor's Note: The zoning schedules are included at the end of this chapter.

- (b) Such fabrication or processing done on the premises shall be done by not more than three persons so employed at any one time.
 - (c) Such fabrication or processing shall be confined to the first floor and basement of the premises; and
 - (d) No supplies, materials or goods are stored outdoors.
- (2) Business and professional offices, banks and fiduciary institutions.
 - (3) Restaurants and diners.
 - (4) Mortuary or funeral homes.
 - (5) Theaters.
 - (6) Assembly halls, bowling alleys and other similar commercial recreational activities; provided, however, that it is carried on within a building.
 - (7) Municipal buildings, parks and playgrounds.
 - (8) New and used motorized vehicle sales.
 - (9) Temporary buildings for uses incidental to construction work, provided that such buildings are removed upon the completion or abandonment of the construction work.
 - (10) Telephone and telegraph offices.
 - (11) Farm produce outlets.
- B. Permitted accessory buildings and structures. Permitted accessory buildings and structures shall be as follows:
- (1) Loading and unloading ramps and structures, subject to the provisions of Articles X and XI.
 - (2) Signs, subject to the provisions of Articles X and XIII.
 - (3) Fences and landscaping, subject to the provisions of Articles X and XIII.
 - (4) Off-street parking facilities, subject to the provisions of Articles X, XI and XII.
 - (5) Private garages.
- C. Other standards. All development shall comply with the requirements set under the schedules of Article XVI³¹ and the requirements pertaining to conditional uses set forth under Article XVII of this chapter.

§ 150-201. P-I Pinelands Town Industrial District standards.

The following regulations shall apply to the P-I Zone:

- A. Permitted uses. Permitted uses shall be as follows:

³¹ Editor's Note: The zoning schedules are included at the end of this chapter.

- (1) Manufacturing uses of light machinery, comprising any of the following: carburetors and small machine parts; cash registers; sewing machines; and typewriters, calculators and printing and other office machines.
 - (2) Fabrication of metal products, comprising any of the following: baby carriages, bicycles and other similar vehicles; metal foil (tin, aluminum, gold, etc.); metal furniture; musical instruments; sheet metal products; and toys.
 - (3) Fabrication of paper products, comprising any of the following: bags, book bindings; boxes and packaging material; office supplies; and toys.
 - (4) Fabrication of wood products, comprising any of the following: boats; boxes; cabinets and woodworking; furniture; and toys.
 - (5) Food and associated industries, comprising any of the following: bakeries; bottling of food and beverages; food and cereal mixing and milling; food processing; food sundry manufacturing; ice cream manufacturing; and manufacturing of spirituous liquor.
 - (6) Laboratories comprising any of the following: biological; chemical; dental; electronic; pharmaceutical; and general.
 - (7) The warehousing or storage of goods and products, provided that no goods are sold from the premises.
 - (8) Office buildings for executive or administrative purposes.
 - (9) Other permissible industry, comprising any of the following: brush and broom manufacturing; concrete and plastic products; electric light and power and other utility company installations; electronic products; farm machinery, sales and service; glass and glass products manufacturing; jewelry manufacturing, including gem polishing; leather goods manufacturing, except curing, tanning and finishing of hides; motion-picture exchange; pharmaceutical products and manufacturing; photo finishing; pottery and ceramic products manufacturing; printing plants; sporting goods manufacturing; and thread and yarn manufacturing.
 - (10) Customary and conventional farm operations and municipal functions conducted in the public interest.
 - (11) Temporary buildings for uses incidental to construction work, provided that such buildings are removed upon the completion or abandonment of the construction work.
- B. Permitted accessory buildings and structures. Permitted accessory buildings and structures shall be as follows:
- (1) Farm products grown on the premises may be sold at retail or wholesale.
 - (2) Signs, subject to the provisions of § 150-177A herein and Article XIII.
 - (3) Fences and landscaping subject to Articles X and XIII.
 - (4) Loading and unloading ramps and structures, subject to Articles X and XI.
 - (5) Off-street parking facilities, subject to Articles X, XI and XII.

- (6) Storage buildings.
- C. Other standards. All development shall comply with the requirements set under the schedules of Article XVI³² and the requirements pertaining to conditional uses of Article XVII.
- D. Special standards pertaining to the P-I District:
- (1) It shall be understood that any use not specifically permitted by this Article is hereby prohibited in the Industrial Zone. Such prohibition shall include, but is not necessarily limited to:
- (a) Any residential use other than a farm dwelling.
 - (b) Junkyards and wrecking or disassembly yards.
 - (c) Business and commercial uses for the purpose of retail trade other than the sale of farm products grown on the premises.
 - (d) Any use which by its nature would have a tendency to create objectionable conditions due to the emission of smoke, noise or odor or in any way result in a detrimental effect upon the surrounding area and the general community.
- (2) Buffering and landscaping.
- (a) Whenever the property line of a lot abuts or is across a street from a residential zone, a buffer area shall be established which shall include an area of land 75 feet in width as measured from the property line or street. Within said buffer area, no use, activity or sign shall be established other than the following:
 - [1] Such driveways as are necessary to provide proper means of ingress and egress for the parking areas.
 - [2] Directional signs in conjunction with said driveways which are necessary for the proper guidance and control of vehicular traffic, provided that not more than one such sign is erected in conjunction with each such driveway.
 - (b) Within said buffer area, a solid and continuous landscape screen shall be planted and maintained. Said landscaping shall consist of massed evergreen and deciduous trees and shrubs of such species and size as will produce, within two growing seasons, a screen at least four feet in height and of such density as will obscure 75% of the glare of automobile headlights emitted from the premises throughout the full course of the year. The landscape screen described above shall be located so as to be not closer than 25 feet to a street line or 10 feet to a property line. The required height of the landscaped screen as required above shall be measured in relation to the elevation of the edge of the adjacent parking area. In such cases as the ground elevation of the location at which the screen is to be planted is less than the elevation of the edge of the adjacent parking area, the required height of the screen shall be increased in an amount equal to said difference in elevation. In the event that the ground elevation of the location at

³² Editor's Note: The zoning schedules are included at the end of this chapter.

Borough of Buena*
Schedule of Area, Yard, Height and Parking Requirements

Article XVI
Zoning Districts; Standards
§ 150-122

Zones (See Note 1)	Permitted Uses (See Note 2)	Minimum Area (square feet or acres)	Minimum Frontage (linear feet)	Yard Requirements (linear feet)						Maximum Building Height (feet)	Maximum Lot Coverage of All Impervious Surfaces (percent)	Minimum Number of Off-Street Parking Spaces (See Note 5)
				Principal Building			Accessory Building					
				Front (See Note 3)	Rear	Sides	Rear	Sides	Sides			
R1-Residential (highest density)	1-family dwelling 2-family dwelling 3-family triplex 4-family quadruplex	11,250	75	30	40	24 total; not less than 10	6	6	6	25	30%	2
R-2 Residential (medium-high density)	1-family dwelling	15,000	100	30	40	24 total; not less than 10	6	6	6	25	35%	2 per unit; 4 total
R-3 Residential (medium density)	1-family dwelling	22,500	125	35	60	22 each	10	10	10	25	40%	2 per unit; 6 total
R-4 Residential (low density)	1-family dwelling	30,000	165	35	60	24 each	10	10	10	25	40%	2 per unit; 8 total
R-5 Residential (lowest density)	1-family dwelling	11,250	75	30	40	24 total; not less than 10	6	6	6	25	30%	2
A-1 Agriculture	1-family dwelling plus 1-family dwelling	15,000	100	35	60	20 each	6	6	6	25	30%	2 per unit; 4 total
I-1 Industrial	See § 150-137	15,000	100	40	50	30 total; not less than 10	10	10	10	25	30%	2
		2 acres	200	100	100	35 each	15	15	15	35	50%	1 per employee on main shift, plus 2

- NOTES:
- See separate schedule for Pinelands Area requirements as per § 150-155.
 - In all zones, except for farms having a minimum of six (6) acres, public water and sewer facilities are required.
 - See Article XVI, §§ 150-130 through 150-135, for a complete list in residential and agricultural zones.
 - Except along minor arterial streets where one hundred (100) feet is required; see Article XII, §§ 150-97A and 150-98.
 - To allow for parking in front of the building.
 - A three-car garage is the maximum permitted except in the agricultural, industrial and business zones [standard: nine and five-tenths by nineteen (9.5 x 19) feet].
 - For warehouse, 1 parking space per 5,000 square feet, plus 2 spaces, or 1 space per main work shift (mws) employee, plus 2 spaces, whichever is greater.
 - Except when adjacent to property zoned residential, then setback shall be 25 feet.
 - One space per 250 square feet or 1 space per main work shift (mws) employee, plus 5 spaces, whichever is greater.
 - For medical or dental clinic use, 1 space per mws employee, plus 1 space per 200 square feet.
 - Added 12-16-1996 by Ord. No. 421

Borough of Buena*
 Schedule of Area, Yard, Height and Parking Requirements
 Article XVI
 Zoning Districts; Standards
 § 150-122 (cont'd)

Zones (See Note 1)	Permitted Uses (See Note 2)	Minimum Area (square feet or acres)	Minimum Frontage (linear feet)	Yard Requirements (linear feet)						Maximum Building Height (feet)	Maximum Lot Coverage of All Impervious Surfaces (percent)	Minimum Number of Off-Street Parking Spaces (See Note 5)
				Principal Building			Accessory Building					
				Front (See Note 3)	Rear	Sides	Rear	Sides	Height			
I-2 Light Industry ¹⁰	See § 153-137.1	1 acre	150	30	30	30 total; not less than 10 on one side (See Note 7)	10 (See Note 7)	10 (See Note 7)	10	50	80%	1 per mws employee, plus 2 (See Note 6)
OC Office Campus (overlay) ¹⁰	See text § 150-137.1	3 acres	200	60	30	30 total; not less than 10 on one side (See Note 7)	10 (See Note 7)	10 (See Note 7)	10	50	60%	See Notes 8 and 9
B-1 Business (central business)	See § 150-138	13,500	90	60 (See Note 4)	20	30 total; not less than 10 (See Note 7)	10	10	10	35	35%	1 per 200 square feet of floor area
B-2 Business (highway)	See § 150-139	30,000	150	100	50	30 total; not less than 10	10	10	10	25	60%	1 per 200 square feet of floor area
B-3 Business (planned center)	See § 150-140	5 acres	300	300	150	40 each; not less than 10	20	20	20	25	60%	1 per 200 square feet of floor area

NOTES:

- * See separate schedule for Pinelands Area requirements as per § 150-165.
- 1. In all zones, except for farms having a minimum of six (6) acres, public water and sewer facilities are required.
- 2. See Article XVI, §§ 150-130 through 150-135, for a complete list in residential and agricultural zones.
- 3. Except along minor arterial streets where one hundred (100) feet is required, see Article XII, §§ 150-97A and 150-98.
- 4. To allow for parking in front of the building.
- 5. A three-car garage is the maximum permitted except in the agricultural, industrial and business zones [standard: nine and five-tenths by nineteen (9.5 x 19) feet].
- 6. For warehousing, 1 parking space per 5,000 square feet, plus 2 spaces, or 1 space per main work shift (mws) employee, plus 2 spaces, whichever is greater.
- 7. Except when adjacent to property zoned residential, then setback shall be 25 feet.
- 8. One space per 250 square feet or 1 space per main work shift (mws) employee, plus 5 spaces, whichever is greater.
- 9. For medical or dental clinic use, 1 space per mws employee, plus 1 space per 200 square feet.
- 10 [Added 12-16-1996 by Ord. No. 432]

Borough of Buena
Pinelands Schedule of Area, Yard, Height and Parking Requirements
Article XVIII
Pinelands Area Standards
§ 150-165

Zones	Permitted Uses	Minimum Area (square feet or acres)	Minimum Frontage (linear feet)	Yard Requirements (linear feet)						Maximum Building Height (feet)	Maximum Lot Coverage for All Impervious Surfaces (percent)	Minimum Number of Off-Street Parking Spaces (See Note 4)
				Principal Building			Accessory Building					
				Front	Rear	Sides	Rear	Sides	Sides			
P-R3 Residential Pinelands Town Area (See Note 1)	1-family dwelling (See also § 150-198)	15,000 (See Note 3)	100	40	50	30 total, not less than 10	10	10	10	25	30%	2
P-R4 Residential Pinelands Town Area (See Note 1)	1-family dwelling Farm plus dwelling (See also § 150-198)	22,500 15,000 (See Note 3)	150 200	50 50	50 50	30 each 50 each	10 30	10 30	25 35	25% 10%	3	
P-A Pinelands Agricultural	Farm plus dwelling 1-family dwelling (See also § 150-199)	40 acres 3.2 acres	See Note 2	See Note 2	See Note 2	See Note 2	See Note 2	See Note 2	See Note 2	See Note 2	See Note 2	
P-B2 Highway Business Pinelands (See Note 1)	See § 150-200	30,000	150	100	50	30 total, not less than 10	10	10	25	60%	1 per 200 square feet of floor area	
P-I Industrial Pinelands Town Area (See Note 1)	See § 150-201	5 acres	300	100	60	50 each	25	25	35	See Note 2	1 per employee on main work shift, plus 2	

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NOTES:

1. With water and sewer utility connections, if no public sewer, the minimum lot size shall be one (1) acre. Notwithstanding the aforementioned requirement, an application for residential development not served by a centralized wastewater treatment plant on lots between twenty thousand (20,000) square feet and one (1) acre in size in the P-R3 Zone and on lots between twenty-two thousand five hundred (22,500) square feet and one (1) acre in size in the P-R4 Zone may be considered without the necessity for a municipal lot size or density variance, provided that a waiver of strict compliance is granted by the Pinelands Commission pursuant to N.J.A.C. 7:50-4.61 et seq. [Amended 5-3-1993 by Ord. No. 407]
2. As per Pinelands Commission requirements or as per § 150-122, Zoning schedules, whichever is greater.
3. Any municipal variance approval which grants relief from the density or lot area requirements set forth above for the P-R3 or P-R4 Zone shall require that Pinelands development credits be used for all dwelling units or lots in excess of that permitted without the variance. [Added 5-3-1993 by Ord. No. 407]
4. A three-car garage shall be the maximum for residential uses [standard: nine and five-tenths by nineteen (9.5 x 19) feet].

Borough of Buena
Table of Sign Standards
Article XVI
Zoning Districts Standards
§ 150-122 (Also see § 150-105)

Zone	Sign Purpose	Sign Type (See Notes 1, 2, 3, 4 and 5)	Sign Area (maximum square feet per type)	Maximum Number	Maximum Sign Height (feet)	Sign Location (See Notes 6, 7, 8 and 9)
R-1 Residential	Name and street identification	Freestanding	Single-family residence: 2	1 per lot	4	6 feet from all property lines
	Name and street identification	Freestanding	Multifamily (4 units maximum): 2	2 per street frontage	4	10 feet from all property lines
R-2 Residential	Name and street identification	Freestanding	Each residence unit: 2	1 per street frontage	4	6 feet from all property lines
R-3 Residential	Name and street identification	Freestanding	Single-family residence: 2	1 per street frontage	4	10 feet from all property lines
R-4 Residential	Name and street identification	Freestanding	Single-family residence: 2	1 per street frontage	4	10 feet from all property lines
	Farm enterprises	Freestanding	Single-family residence: 12	1 per lot	6	15 feet from all property lines
R-5 Residential	Name and street identification	Freestanding	Single-family residence: 2	1 per street frontage	4	10 feet from all property lines
	Farm enterprises	Freestanding	Single-family residence: 16	1 per lot	6	15 feet from all property lines
R-1, R-2, R-5 and A-1	Home occupation identification	Freestanding	Single-family residence: 2	1 per lot	4	6 feet from all property lines
R-1, R-2, R-5 and A-1	On-site directions	Freestanding	Single-family residence: 4	As per function	4	6 feet from all property lines
	Institution's identification	Freestanding	20	1 per street frontage	8	20 feet from all property lines
	Institution's on-site directions	Freestanding	4	As per function	3	2 feet from entrance drives
	Public user's identification	Freestanding	20	1 per street frontage	8	20 feet from all property lines
	Public user's on-site directions	Freestanding	4	As per function	3	2 feet from entrance drives
A-1 Agricultural	Farm enterprise identification	Freestanding	20	1 per lot	8	20 feet from all property lines
	On-site directions	Directionals	4	As per function	3	2 feet from entrance drives
B-1 Business	Enterprise identification	Wall sign	10% of front wall facade	1 per street frontage	Over 200 feet of frontage: 20	20 feet from all property lines
B-2 Highway Business	Enterprise identification	Freestanding	Over 200 feet of frontage: 200 feet or less of frontage: 48	1 per lot	200 feet or less of frontage: 15	15 feet from all property lines
	On-site directions	Wall sign Directionals (See Note 3)	10% of front wall facade	As per function	3	Also see Note 2 2 feet from entrance drives

Borough of Buena
Table of Sign Standards

Article XVI
Zoning Districts: Standards
§ 150-122 (Also see § 150-105) (cont'd)

Zone	Sign Purpose	Sign Type (See Notes 1, 2, 3, 4 and 5)	Sign Area (maximum square feet per type)	Maximum Number	Maximum Sign Height (feet)	Sign Location (See Notes 6, 7, 8 and 9)
B-3 Planned Center Business	Enterprise identification	Freestanding	Individual enterprise: Minimal: Integrated mall (minimum 20 acres): 10% of front wall facade	1 per enterprise site 1 per minimal 1 per integrated mall	6 20 30	20 feet from all property lines 20 feet from all property lines 30 feet from all property lines
1-1 Industrial	Enterprise identification On-site directions	Freestanding Wall sign Directionals (See Note 3)	10% of front wall facade	1 per lot 1 per street frontage As per function	20 3	30 feet from all property lines Also see Note 2 2 feet from entrance drives
1-2/OCC Light Industry/Office Campus (Overlay) 10	Enterprise identification On-site directions	Freestanding Wall sign (See Note 2) Directional (See Note 3)	50 (one side) 10% of front wall facade	1 per lot 1 per street frontage As per function	20 See Note 2 3	20 feet from all property lines See Note 2 2 feet from entrance drives

NOTES:

1. Freestanding signs (pole or pylon) shall have a minimum of 6 feet of clearance beneath; may include changeable copy feature within message area of sign.
2. Wall signs may project a maximum of 15 inches from a front wall facade. Also, except in the B-1 Central Business Zone, wall signs may be integrated on a decorative wall-like structure erected 20 feet from all property lines, with a maximum 3 feet in height.
3. Directional signs shall carry no advertising message.
4. Temporary signs shall be permitted for a maximum of 60 days per year per site.
5. Where sign standards are not specified under Art. 8B, the standards herein shall apply.
6. All distances from property lines shall be increased where necessary to ensure safety and clear visibility for pedestrian and vehicular traffic.
7. No sign shall be placed within public right-of-way except by a traffic control authority.
8. For Pinelands Area signage, see Art. XVIII; also Art. XIII and standards herein, whichever is greater.
9. For signage governing heliports, etc., see Art. XX.
10. [Added 12-16-1996 by Ord. No. 432]

Borough of Buena
 Table of Conditional Use Standards
 Article XVI
 Zoning Districts; Standards
 § 150-122 (See Notes 1, 5 and 6)
 (Also see Article XVII, Conditional Use Standards)

Conditional Use	Zone Permitted	Minimum Lot Area (square feet)	Minimum Frontage (feet)	Building Line (See Note 2) (feet)	Side Yards (feet)	Rear Yards (feet)	Number of On-Site Parking Spaces	Maximum Lot Coverage (percent)	Other (See Note 4)
Schools, public or private	R-1, R-2, R-3, R-4, R-5 and A-1	90,000, except 5 acres in A-1	200, except 330 in A-1	60, except 100 in A-1	75 total; not less than 25	40, except 50 in A-1	1 per instructor plus 1 per employee plus 3 per 4 student who drive plus 4 visitor	50%	See Note 4
Churches, religious congregations and related uses	R-1, R-2, R-3, R-4, R-5, A-1 and B-1	22,500, except 5 acres in A-1	150, except 330 in A-1	60, except 100 in A-1	65 total; not less than 20	30, except 50 in A-1	1 per 3 seats plus 1 per employee (NOTE: Related uses or activities may require additional spaces)	50%	See Note 4
Hospitals, convalescent centers and medical centers	R-1, R-2, R-3, R-4, R-5 and A-1	2 acres, except 5 acres in A-1	250, except 330 in A-1	100	50 each side	50	1 per 3 beds plus 1 per each doctor, director and employee plus 1 per volunteer and student on main shift	50%	See Note 4
Municipal facilities and public utility offices and buildings	All zones	As per zone, except 5 acres in A-1	250, except 330 in A-1	60, except 100 in A-1	65 total; not less than 20	30, except 50 in A-1	1 per employee plus 2 visitor spaces	40%	See Note 4
Philanthropic nonprofit recreational uses (electrosynary)	R-1, R-2, R-3, R-4, R-5, A-1, B-1 and B-2	22,500, except 5 acres in A-1	150, except 330 in A-1	60, except 100 in A-1	50 total; not less than 15	30, except 50 in A-1	1 per each 250 square feet of floor area or 500 square feet of land, or 1 per 2 members or 6 beds plus 1 per 1.5 employees	40%	See Note 4
Community residence (shelters for 6 or more)	R-1, R-2, R-3, R-4, R-5 and A-1	As per zone, except 5 acres in A-1	As per zone, except 330 in A-1	As per zone	As per zone, except 50 in A-1	As per zone, except 50 each in A-1	1 per staff resident plus 2 visitor spaces	35%	See Note 4
Funeral homes	R-4, R-5	40,000	200	60	75 total; not less than 30	50	1 per 3 seats plus 1 per employee plus 2 reserved for residence	50%	See Note 4
New and used motor vehicle sales	B-2	30,000	150	60	30 each side	50	1 per employee plus 2 visitor spaces (Note: minimum 6 spaces)	50%	See Note 4
Senior citizen housing and life care centers	R-1, R-2, R-4, R-5 and OC ⁷	90,000 (3 acres for OC Zone) ⁷	200	60	40 each side	50	1 per 2 dwelling units plus 1 per employee plus 1 per 5 dwelling units per visitor	50%	See Note 4 and § 150-151
Preschool nursery and day-care centers for 6 or more	R-1, R-2, R-3, R-4, R-5 and A-1	22,500, except 5 acres in A-1	150, except 330 in A-1	As per zone	40 each side, except 50 in A-1	50	1 per employee plus 2 visitor spaces plus 2 reserved for residence	35%	See Note 4 and § 150-152
Auto repair shop and public garage	B-2, I-1 and OC ⁷	As per zone	As per zone	As per zone	As per zone	50	2 visitor plus 1 per employee plus 2 for vehicles to be serviced	65% (60% for OC Zone) ⁷	See Note 4 and § 150-153
Gasoline stations	B-2, B-3 and I-1	30,000-45,000 with retail outlet	150	60	As per zone	50	1 per employee plus 2 spaces	65%	See Note 4 and § 150-154
Cemeteries	R-4, R-5 and A-1	5 acres	330	60	As per zone, except 50 each in A-1	30, except 50 in A-1	1 per employee	65% (including paved access drives)	See Note 4 and § 150-155
Flea markets	B-2	30,000	150	See § 150-156	See § 150-156	See § 150-156	2 per display table	See § 150-156	See Note 4 and § 150-156
Home occupations	R-1, R-2, R-3, R-4, R-5 and A-1	As per zone	As per zone	As per zone	As per zone	As per zone	2 visitor plus 2 reserved for residence (See § 150-157C(1)(b) for doctor's office)	As per zone	See Note 4 and § 150-157

- NOTES:
1. Unless otherwise specified herein, all shall conform to § 150-122.
 2. Measured from the right-of-way line. Also see §§ 150-97A and 150-98.
 3. Lot coverage includes all impervious surfaces.
 4. Unless otherwise specified herein, all shall conform to Art. IX, Drainage Standards; Art. X, Buffer Screenings; Shade Trees; Landscaping Standards; Art. XI, Parking and Access Standards; Art. XII, Street, Easement and Construction Standards; and Art. XIII, Fences and Signs.
 5. For Pinelands Area, see Art. XVIII, Pinelands Area Standards.
 6. For heliports, etc., see Art. XX, Heliports, Helistops and Heliports.
 7. [Amended 12-16-1996 by Ord. No. 432]