

LAND DEVELOPMENT

67 Attachment 2

**Woodstown Borough Zoning Ordinance
Schedule of District Regulations: Use Regulations**

District	Permitted Uses	Conditional Uses
	<p>In each district, only the uses listed below shall be permitted by right. All uses in the following list other than detached single-family dwellings, general purpose agriculture and normally incidental accessory uses thereto shall be subject to site plan review requirements, in addition to complying with other applicable requirements.</p>	<p>All uses listed below and normally incidental accessory uses thereto may only be permitted in accordance with conditional use review procedures, as well as site plan review requirements.</p>
<p>CONS</p>	<p>¹[Amended 8-10-87 by Ord. No. 384] A. Principal uses: 1. Water, forest or wildlife conservation areas and uses. 2. Public or nonprofit parks, playgrounds, playfields or similar open-space uses. 3. Essential services. 4. Boat landings or docks. B. Accessory uses: 1. Any use customarily incidental to a principal permitted use, including: a. Fences and walls (per § 67-51). b. Off-street parking and loading (per § 67-55). c. Signs (per § 67-50). d. Swimming pools (per § 67-54).</p>	<p>1. Public utility uses, except generating or maintenance buildings and yards (per § 67-61).¹ 2. Public or private swimming clubs. 3. Public or private tennis clubs.</p>
<p>R1</p>	<p>¹[Amended 8-10-87 by Ord. No. 384] A. Principal uses: 1. Principal uses permitted by right in the CONS District. 2. Garden apartments (per § 67-67).¹ 3. Townhouses (per § 67-67).¹ B. Accessory uses: 1. Accessory uses permitted by right in the CONS District. 2. Uses customarily incidental to garden apartments and townhouses, including: a. Swimming pools (per § 67-54). b. Community center as accessory use.</p>	<p>1. Any use permitted as a conditional use in the CONS District.</p>
<p>R2</p>	<p>¹[Amended 8-10-87 by Ord. No. 384] A. Principal uses: 1. Single-family detached dwellings. B. Accessory uses: 1. Accessory uses permitted by right in the CONS District. 2. Any use customarily incidental to any other permitted uses, including: a. Home occupations (per § 67-59).¹ b. Garages and outbuildings.</p>	<p>1. Churches, chapels and cemeteries. 2. Public educational, recreational, cultural or civic uses. 3. Public or private tennis clubs. 4. Public or private swimming clubs (per § 67-64).¹ 5. Social clubs, lodges and assembly halls. 6. Public utility uses (per § 67-61).¹ 7. Private education institutions, libraries, museums and cultural facilities. 8. Funeral homes. 9. Nursing homes.</p>

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CR ²	<p>²[Added 4-28-09 by Ord. No. 2009-10]</p> <p>A. Principal uses:</p> <ol style="list-style-type: none"> 1. Agriculture Uses (farm qualified) 2. Any principal use permitted by right in the CONS District 3. Single-family detached dwellings existing at the time of the adoption of the CR zone or new dwellings on a minimum of 8 acres. <ol style="list-style-type: none"> a. Exceptions for existing non-conforming lots <ol style="list-style-type: none"> (i) Lots that have been previously subdivided (via a minor subdivision, farm subdivision or final major subdivision) that have been filed and recorded at the County Clerk's office prior to the effective date of this ordinance, or that were developed with a residential dwelling and was compliant with the zoning requirements prior to the adoption of the CR zone may continue to exist as a conforming lot (ii) Lots that meet the requirements of a(i) above shall be subject to the R3 zoning district requirements for area, yard and bulk requirements. These requirements do not apply to any new subdivision, only to existing lots as defined above. <p>B. Accessory uses:</p> <ol style="list-style-type: none"> 1. Uses customarily incidental to a principal or conditional permitted uses including: <ol style="list-style-type: none"> a. Fencing and walls in accordance with § 67-51 b. Off-street parking in accordance with NJ RSIS and § 67-55 c. Signs in accordance with § 67-50 d. Swimming pools in accordance with § 67-54 e. Community center or recreation associated with the development f. Home occupations in accordance with § 67-59 g. Garages and sheds 	<ol style="list-style-type: none"> 1. Cluster single family residential detached development in accordance with section 67-44.1, and at a maximum density of .125 unit per acre (1 unit: 8 acres) 2. Public educational, recreational, cultural or civic uses 3. Public utility uses in accordance with § 67-61 4. Public or private swimming clubs 5. Public or private tennis clubs or other outdoor recreation clubs 6. Community residences for the developmentally disabled, homes for victims of domestic violence on a minimum of 8 acres.
R3	<p>A. Principal uses:</p> <ol style="list-style-type: none"> 1. Single-family detached dwellings. 2. Twin residential units. 3. Duplex residential units. <p>B. Accessory uses:</p> <ol style="list-style-type: none"> 1. Accessory uses permitted by right in the R2 District. 	<ol style="list-style-type: none"> 1. Any use permitted as a conditional use in the R2 District. 2. Apartment houses (up to four (4) units). 3. Rooming and boarding houses.
R4	<p>A. Principal uses:</p> <ol style="list-style-type: none"> 1. Single-family detached dwellings. 2. Duplexes. <p>B. Accessory uses:</p> <ol style="list-style-type: none"> 1. Accessory uses permitted by right in the R3 District. 	<ol style="list-style-type: none"> 1. Any use permitted as a conditional use in the R3 District, except apartment houses.
R5 ¹	<p>¹[Amended 2-26-08 by Ord. No. 2008-1]</p> <p>A. Principal uses:</p> <ol style="list-style-type: none"> 1. Single-family detached dwellings. <p>B. Accessory uses:</p> <ol style="list-style-type: none"> 1. Uses customarily incidental to a principal permitted use including: <ol style="list-style-type: none"> a. Fences and walls in accordance with § 67-51. 	<ol style="list-style-type: none"> 1. Churches, chapels and cemeteries. 2. Public educational, recreational, cultural or civic uses. 3. Social clubs, lodges or assembly halls. 4. Public utility uses in accordance with § 67-61.

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	<ul style="list-style-type: none"> b. Off-street parking in accordance with NJ RSIS and § 67-55. c. Signs in accordance with § 67-50. d. Swimming pools in accordance with § 67-54. e. Community center or recreation associated with the development. f. Home occupations in accordance with § 67-59. g. Garages and sheds. 	<ul style="list-style-type: none"> 5. Private education institutions, libraries, museums and cultural facilities. 6. Funeral homes. 7. Affordable multi-family independent residences the developmentally or physically disabled in accordance with the standards set forth in § 67-67.1. 8. Community residences for the developmentally disabled, homes for victims of domestic violence.
R6 ¹	<p>¹[Amended 2-26-08 by Ord. No. 2008-1]</p> <ul style="list-style-type: none"> A. Principal uses: <ul style="list-style-type: none"> 1. Single-family detached dwellings, standard or cluster in accordance with §67-44.1. 2. Farm and agricultural uses. B. Accessory uses: <ul style="list-style-type: none"> 1. Uses customarily incidental to a principal permitted uses including: <ul style="list-style-type: none"> a. Fences and walls in accordance with § 67-51. b. Off-street parking in accordance with NJ RSIS and § 67-55. c. Signs in accordance with § 67-50. d. Swimming pools in accordance with § 67-54. e. Community center or recreation associated with the development. f. Home occupations in accordance with § 67-59. g. Garages and sheds. 	<ul style="list-style-type: none"> 1. Churches, chapels and cemeteries. 2. Public educational, recreational, cultural or civic uses. 3. Social clubs, lodges or assembly halls. 4. Public utility uses in accordance with § 67-61. 5. Private education institutions, libraries, museums and cultural facilities. 6. Funeral homes. 7. Community residences for the developmentally disabled, homes for victims of domestic violence.
LC	<ul style="list-style-type: none"> A. Principal uses: <ul style="list-style-type: none"> 1. Municipal buildings. 2. Administrative and executive offices or office buildings, including governmental and public utility uses. 3. Professional offices or office buildings which contain the office of recognized professionals, including but not limited to the offices of a physician, attorney, dentist, surgeon, optician, architect, engineer, accountant, tax consultant, insurance broker or real estate broker. 4. Specified personal service establishments, barber, beauty, tailor or dressmaker shops. 5. Principal uses permitted by right in the R3 District. 6. Stores and shops for the conduct of retail business or the provision of personal services" shall be added to the uses permitted in the eastern portion of the Limited Commercial (LC) zone. [Added 10-24-2017 by Ord. No. 2017-11] B. Accessory uses: <ul style="list-style-type: none"> 1. Accessory uses permitted by right in the R7 District. 	<ul style="list-style-type: none"> 1. Medical clinics. 2. Funeral homes. 3. Social clubs, lodges and assembly halls. 4. Private education institutions, libraries, museums and cultural facilities. 5. Dance or music studios.
C1	<p>¹[Amended 8-10-87 by Ord. No. 384]</p> <ul style="list-style-type: none"> A. Principal uses: <ul style="list-style-type: none"> 1. Stores and shops for the conduct of retail business or the provision of personal services. 2. Banks, insurance, real estate and business offices. 3. Restaurants (except drive-in restaurants), indoor theaters and indoor commercial recreation facilities. 4. Newspaper printing facilities. 	<ul style="list-style-type: none"> 1. Public utility uses (per § 67-61)¹ 2. Service stations (per § 67-60)¹

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	<ul style="list-style-type: none"> 5. Public educational, recreational, cultural or civic uses. 6. Social clubs, lodges and assembly halls. 7. Administrative and research office facilities. 8. Apartments or apartment houses. <p>B. Accessory uses:</p> <ul style="list-style-type: none"> 1. Any use currently incidental to a permitted principal use. 	
C2	<p>¹[Amended 8-10-87 by Ord. No. 384]</p> <p>A. Principal uses:</p> <ul style="list-style-type: none"> 1. Any uses permitted by right in the C1 District. 2. Drive-in restaurants. 3. Service stations (per § 67-60).¹ 4. Sales and service of automobiles and small trucks. <p>B. Accessory uses:</p> <ul style="list-style-type: none"> 1. Any use customarily incidental to a permitted principal use. 	<ul style="list-style-type: none"> 1. Public utility uses (per § 67-61).¹
C3 ²	<p>²[Added 8-22-88 by Ord. No. 401]</p> <p>A. Principal uses:</p> <ul style="list-style-type: none"> 1. Any use permitted by right in the C2 District, except for apartment houses, which are expressly excluded from the C3 District. <p>B. Accessory uses:</p> <ul style="list-style-type: none"> 1. Any use customarily incidental to a permitted principal use. 	<ul style="list-style-type: none"> 1. Public utility uses (per § 67-61). 2. Planned shopping centers as defined in Article XII, § 67-65.
SI ¹	<p>¹[Amended 8-10-87 by Ord. No. 384]</p> <p>A. Principal uses:</p> <ul style="list-style-type: none"> 1. Wholesale, warehousing and distribution facilities. 2. Retail establishments directly related to a wholesale or supply facility. <p>B. Accessory uses:</p> <ul style="list-style-type: none"> 1. Any use customarily incidental to a permitted principal use. 	<ul style="list-style-type: none"> 1. Public utility uses (per § 67-61).¹
LI	<p>¹[Amended 8-10-87 by Ord. No. 384]</p> <p>A. Principal uses:</p> <ul style="list-style-type: none"> 1. Wholesale, warehouse, distribution and transportation facilities 2. Manufacturing, assembly, fabricating, processing or packaging (per § 67-66).¹ <p>B. Accessory uses:</p> <ul style="list-style-type: none"> 1. Any use customarily incidental to a permitted principal use. 	<ul style="list-style-type: none"> 1. Public utility uses (per § 67-61).¹