

ARTICLE VII-A
PC-2 Major Commercial District¹

§ 296-30. Purpose.

The PC-2, or Major Commercial Zoning District, occurs in that area of the Township bounded by State Highway 73 and County Route 561 which is designated in the Pinelands Comprehensive Management Plan as part of the regional growth area. This district is intended for the development of shopping facilities and service and professional offices at a scale similar to a regional or subregional commercial center.

§ 296-31. Permitted uses.

Within the PC-2 District, land may be used and buildings or structures may be used, altered or erected for the following uses:

- A. General office buildings for use by businesses, professional personnel, governmental agencies, utility companies or similar uses.
- B. Research facilities.
- C. Hospital or related health-care facilities.
- D. Hotel or motel.
- E. Retail or personal service establishments, including, though not necessarily limited to, the following:
 - (1) Automobile dealerships.
 - (2) Appliance sales and repair stores.
 - (3) Banks and other fiduciary institutions.
 - (4) Bakeries.
 - (5) Barbershops and beauty parlors.
 - (6) Clothing stores.
 - (7) Department stores.
 - (8) Dry cleaners and laundries.
 - (9) Dry goods and variety stores.
 - (10) Drugstores.
 - (11) Florists.
 - (12) Furniture stores.

1. Editor's Note: Ordinance No. O-6-02 amended the numeration of this Article from VII to VII-A.

- (13) Garden supply stores.
- (14) Grocery and food stores.
- (15) Hardware stores.
- (16) Indoor theater.
- (17) Lumber and building supply stores.
- (18) Pet stores.
- (19) Photographic supply sales and services.
- (20) Restaurants, including fast-food drive-ins, and restaurant establishments where alcoholic beverages are sold or consumed.
- (21) Stationery and office supply stores.
- (22) Shoe sales and repair services.
- F. Gasoline filling stations and garages in accordance with the standards for garages and filling stations under § 294-54A and B of the Zoning Ordinance of the Township of Winslow and in accordance with the standards for the protection of water quality under Article XV of this chapter.
- G. Public service infrastructures.
- H. Accessory uses incidental to any of the foregoing uses, such as incidental storage facilities, required off-street parking and loading and unloading facilities.
- I. Alternative treatment center dispensaries, vertical alternative treatment center facilities (dispensary/cultivation and manufacturing) and stand-alone cultivation, manufacturing and/or testing facilities, as authorized by Ordinance No. 2019-024. [Added 11-26-2019 by Ord. No. O-2019-024]
- J. Any residential use that existed as of [the adoption of this ordinance] shall be considered a permitted use. The area, yard and bulk requirements for residential uses in the PR-4 Zone shall apply. Any future expansion of an existing residential use shall only require bulk variance relief, if needed, pursuant to N.J.S.A. 40:55D-70(c), rather than expansion of nonconforming use approval, pursuant to N.J.S.A. 40:55D-70(d)(2). [Added 10-12-2021 by Ord. No. O-2021-023]

§ 296-32.

§ 296-33. Area, yard and bulk requirements. [Amended 11-19-02 by Ord. No. 0-27-02]

- A. Within the PC-2 District, area, yard and bulk requirements shall meet those requirements listed under Schedule 3, Area, Yard and Bulk Requirements for Nonresidential Uses, found as an attachment to this chapter.

- B. Floor Area Ratio (FAR): 0.30. [Amended 3-26-02 by Ord. No. 0-6-02; 10-12-2021 by Ord. No. O-2021-023]

§ 296-34. Design and performance standards.

All development proposed within the PC-2 District shall conform with all applicable standards under Article XV of this chapter.

ZONING WITHIN PINELANDS AREA

296 Attachment 3

Schedule 3
Area, Yard and Bulk Requirements for Nonresidential Uses
Township of Winslow (Pinelands Area)
[Amended 3-26-02 by Ord. No. 0-6-02; 10-12-2021 by Ord. No. O-2021-023]

Use	Minimum Lot Area ¹ (square feet unless otherwise indicated)	Minimum Yard Setbacks			Maximum Building Height (feet)	Maximum Percent Lot Coverage by Buildings ²	Maximum Percent Impervious Surface Coverage	Minimum Lot Frontage ³ (feet)
		Front Yard (feet)	Side Yard (times 2) (feet)	Rear Yard (feet)				
Commercial								
Retail and service establishments	10,500	40	30	30	30	20%	60	100
Office buildings	10,500	40	30	30	35	15%	70	100
Hospital or health care	4 acres	100	50	60	60	25%	50	125
Hotel or motel	2 acres	50	40	50	60	15%	75	125
Commercial								
Regional shopping Centers	20 acres ⁴	150	100	75	50	20%	70	200 ⁴
Professional office Buildings	20 acres ⁴	150	100	75	50	20%	70	200 ⁴
Light Industrial								
Research and development	20,000	40	30	30	35	15%	70	100
Utility	20,000	40	30	30	25	15%	70	100
Warehouse	2 acres	50	40	50	35	40%	80	125
Manufacturing or fabrication	2 acres	50	40	50	35	40%	80	125

ZONING WITHIN PINELANDS AREA

296 Attachment 2

Schedule 2
Area, Yard and Bulk Requirements for Residential Uses
Township of Winslow (Pinelands Area)
[Amended 3-26-02 by Ord. No. 0-6-02; 7-19-11 by Ord. No. O-2011-017; 10-12-2021 by Ord. No. O-2021-023]

Zoning District	Pinelands Management Area	Gross Density (Base)	Housing Type ¹	Major Subdivisions			Minimum Lot Area (Existing Lots or Minor Subdivisions)	Minimum Yard Setbacks ²				Maximum Percent Lot Coverage by Buildings	Maximum Building Height (feet)	Minimum Lot Frontage (feet)	
				Minimum Lot Area (square feet unless indicated otherwise)	Minimum Lot Area With Clustering (square feet unless indicated otherwise)	Minimum Lot Area With PDCs (square feet unless indicated otherwise)		Principal Buildings		Accessory Buildings					
								Front Yard (feet)	Side Yard (time s 2)		Rear Yard (feet)				Side Yard (time s 2)
PR-1 Rural Development	Rural Development	1 dwelling unit per 3.2 acres	SF	3.2 acres ^{4,5}	1 acre ⁶	—	3.2 acres ^{4,16}	40	15	40	5	5	20%	35	125
PR-2 Low-Density Residential	Regional Growth	1.5 dwelling units per 1 acre	SF	1.25 acres	0.5 acres ^{7,8}	0.5 acres ⁸	20,000	40	15	40	5	5	20%	35	100
PR-3 Medium-Density Residential	Regional Growth	2.5 dwelling units per 1 acre	SF	28,000 ⁹	6,000 ⁹	12,100 ⁸	12,000	40	15	40	5	5	20%	35	75
PR-4 High-Density Residential	Regional Growth	4.25 dwelling units per 1 acre	TF	56,000 ^{10,11}	—	—	22,000	40	15	35	5	5	25%	35	75
PR-5 Pinelands Rural Development	Rural Development	1 dwelling unit per 3.2 acres	TF	31,000 ^{10,11}	—	—	14,000	35	15	40	5	5	25%	35	75
			TH	15 acres	—	—	20	15	15	—	—	15%	35	20	
			G	15 acres ^{4,5}	—	—	50	20	35	—	—	15%	35	20	
Same as PR-1															

§ 296-22. Purpose. [Amended 4-24-91 by Ord. No. 0-12-91; 10-12-2021 by Ord. No. O-2021-023]

The PR-4, or High Density Residential Zoning District, occurs in an area of the township designated in the Pinelands Comprehensive Management Plan as the regional growth area. This district is intended primarily for residential development at a maximum permitted density of four and one-quarter (4.25) dwelling units per acre. Development at this density will require a public sewer system. Development as part of a large scale, planned unit development would be permitted within this district.

§ 296-23. Permitted uses. [Amended 2-23-83 by Ord. No. 0-2-83; 4-24-91 by Ord. No. 0-12-91; 3-26-02 by Ord. No. 3-26-02]

Within the PR-4 District, land may be used and buildings or structures may be used, altered or erected for the following uses:

- A. Single-family detached and attached dwelling units and duplexes at a density of no greater than four and one-quarter (4.25) dwelling units per acre. In accordance with § 296-67.1, Pinelands Development Credits shall be acquired and redeemed for twenty-five percent (25%) of all residential units within a proposed development. [Amended 10-12-2021 by Ord. No. O-2021-023]
- B. (Reserved)¹
- C. Townhouse dwelling units at a density of no greater than four and one-quarter (4.25) dwelling units per acre, provided that the units will be serviced by public sewers. In accordance with § 296-67.1, Pinelands Development Credits shall be acquired and redeemed for twenty-five percent (25%) of all residential units within a proposed development. [Amended 10-12-2021 by Ord. No. O-2021-023]
- D. Garden apartments at a density of no greater than four and one-quarter (4.25) dwelling units per acre, provided that the units will be serviced by public sewers. In accordance with § 296-67.1, Pinelands Development Credits shall be acquired and redeemed for twenty-five percent (25%) of all residential units within a proposed development. [Amended 10-12-2021 by Ord. No. O-2021-023]
- E. Clustered residential dwelling units, including single-family detached, duplexes, townhouses or garden apartments, if serviced by public sewers and provided that the overall density for the parcel does not exceed four and one-quarter (4.25) dwelling units per acre. In accordance with § 296- 67.1, Pinelands Development Credits shall be acquired and redeemed for twenty-five percent (25%) of all residential units within a proposed development. [Amended 10-12-2021 by Ord. No. O-2021-023]
- F. Planned unit development at a density of no greater than four and one-quarter (4.25) dwelling units per acre in accordance with the provisions of Article XIII of this chapter. In accordance with § 296-67.1, Pinelands Development Credits shall be

1. Editor's Note: Former Subsection B, regarding clustered residential dwelling units on individual lots no less than 10,000 feet in size, was repealed 10-12-2021 by Ord. No. O-2021-023.

acquired and redeemed for twenty-five percent (25%) of all residential units within a proposed development. [Amended 10-12-2021 by Ord. No. O-2021-023]

- G. Recreation facilities, low-intensive or intensive.
- H. Public facilities.
- I. Public service infrastructure.
- J. Institutional uses.
- K. Accessory uses incidental to any of the foregoing uses.

§ 296-24. Area, yard and bulk requirements. [Amended 11-19-02 by Ord. No. 0-27-02]

- A. Residential dwelling units proposed for development within the PR-4 District shall be subject to the area, yard and bulk requirements listed in Schedule 2, Area, Yard and Bulk Requirements for Residential Uses, found as an attachment to this chapter.
- B. Nonresidential uses proposed for development within the PR-4 District shall be subject to the requirements listed in Schedule 3, Area, Yard and Bulk Requirements for Nonresidential Uses, found as an attachment to this chapter.

§ 296-25. Design and performance standards.

All development proposed within the PR-4 District shall conform with all applicable standards under Article XV of this chapter.