

*Township of Waterford, NJ  
Thursday, May 16, 2024*

## Chapter 176. Land Use, Development and Zoning

### Article XI. Zoning Districts and District Regulations

#### § 176-126. Planned Highway Business District (PHB).

##### A. Principal uses.

- (1) Commercial retail centers, individual retail units, and personal service establishments fronting on arterial or major collector rights-of way;
- (2) Light manufacturing and assembly.
- (3) Research, design, and experimental equipment operations laboratories.
- (4) Warehousing.
- (5) Trades, general and professional office buildings.
- (6) Wholesale.
- (7) Conference center/lodging complex.
- (8) Any combination of the above within a building or tract.
- (9) Theaters, recreation/entertainment complex.
- (10) Residential uses existing prior to the adoption of this chapter.

##### B. Conditional uses.

- (1) Adult uses in compliance with Chapter **175**, Sexually Oriented Businesses, of the Township of Waterford Code, and § **176-104D**.
- (2) Automobile service and repair facilities in compliance with § **176-104G**.
- (3) New and used automobile and truck sales in compliance with § **176-104H**.
- (4) Car wash in compliance with § **176-104K**.
- (5) Fast food restaurants in compliance with § **176-104M**.
- (6) Gas stations in compliance with § **176-104N**.
- (7) Hospitals, philanthropic clinics, nursing homes and convalescent centers in compliance with § **176-104P**.
- (8) Commercial-scale solar power arrays and support equipment conditioned upon documented findings that appropriate buffering and mitigation if any other adverse impacts to adjacent uses is demonstrated.  
[Added 9-12-2012 by Ord. No. 2012-13]
- (9) Commercial solar-generating facilities subject to the following standards:

[Added 9-12-2012 by Ord. No. 2012-13]

- (a) Minimum lot setback of 100 feet.
- (b) Minimum lot size of five acres.
- (c) Maximum coverage by the proposed array field: 60%.
- (d) Adequate security provisions.
- (e) Adequate access provisions.
- (f) Commercial solar-generating facilities shall be located and screened in accordance with N.J.A.C. 7:50-5.36(a)2.

[Amended 3-13-2013 by Ord. No. 2013-1]

- (10) A Class 5 cannabis retail business as defined herein, subject to the regulations set forth in § 176-104 and in the chapter of the Waterford Township Code captioned "Cannabis."<sup>[1]</sup>

[Added 10-13-2021 by Ord. No. 2021-17]

[1] *Editor's Note: See Ch. 101, Cannabis.*

- (11) A Class 1 cannabis cultivator business, Class 2 cannabis manufacturing business, a Class 3 cannabis wholesaler business, a Class 4 cannabis distributor business and a Class 6 cannabis delivery business all as defined herein, subject to the regulations set forth in § 176-104 and in the chapter of the Township Code captioned "Cannabis."

[Added 4-13-2022 by Ord. No. 2022-6]

C. Area and bulk requirements.

- (1) Minimum tract for planned development: 10 acres.

- (a) Minimum interior lot area: one acre.
- (b) Minimum setbacks:

[1] Front yard:

- [a] Interior right-of-way: 40 feet.
- [b] Exterior right-of-way: 100 feet.

[2] Side yard:

- [a] Interior: 40 feet.
- [b] Exterior: 75 feet.

[3] Rear yard:

- [a] Interior: 40 feet.
- [b] Exterior: 75 feet.

- (c) Minimum road frontage (exterior): 100 feet.
- (d) Minimum mean lot width: 100 feet.
- (e) Maximum building coverage: 50%.
- (f) Maximum lot coverage: 80%.
- (g) Maximum tract coverage: 75%.

- (2) Individual site development.

- (a) Minimum lot area: two acres.
- (b) Minimum setbacks:
  - [1] Front yard:
    - [a] County or state right-of-way: 100 feet.
    - [b] Other: 60 feet.
  - [2] Side yard: 40 feet (except 100 feet when abutting residential zones).
  - [3] Rear yard: 60 feet (except 100 feet when abutting residential zones).
- (c) Minimum road frontage: 150 feet.
- (d) Minimum mean lot width: 150 feet.
- (e) Maximum building coverage: 30%.
- (f) Maximum lot coverage: 65%.