

409 "PPE" PARK/PUBLIC/EDUCATIONA. Principal Permitted Uses On The Land And In Buildings

Educational and Recreational Activities, including the operation of public and private elementary school facilities and quasi-public campground activities, as well as municipal buildings, libraries and open space, parks and parkland.

The "PPE" District is located in both the Pinelands Regional Growth and Rural Development Areas. Those "PPE" Districts located within the Regional Growth Area include the following: Allen School south of Union Street; Haines School west of Stokes Road; the municipal complex north of Union Street; the "PPE" site located between Christopher Mill and Taunton Roads; the two (2) "PPE" sites on the northeast side of Gravelly Hollow Road; the "PPE" site on the southwest side of Tuckerton Road; Shawnee High School on Tabernacle-Medford Lakes Road; and all "PPE" sites located within the Township's Historic Village area. Sewer service is permitted in the Regional Growth Area. In the Rural Development Area, sewer service is permitted only in accordance with Section 521 M.2.b.(2) of this Ordinance.

B. Accessory Uses Permitted

1. Usual Recreational Facilities.
2. Off-Street Parking (see Section 409 F. hereinbelow and Section 520).
3. Fences and Walls (see Section 513).
4. Public Garages and Storage Buildings.
5. Signs (see Section 409 G. hereinbelow and Section 526).
6. Satellite Dish Antennas (see Section 501 for standards).
7. One (1) temporary Construction Trailer not exceeding seven hundred fifty (750) square feet in area plus one (1) sign not exceeding fifty (50) square feet in area and advertising the names of the prime contractor, architect, subcontractor(s), financing institution and similar information.

Any permitted temporary trailer and sign shall be located on the site where construction is taking place and shall be set back at least ten feet (10') from all street and lot lines. The temporary trailer and sign shall be permitted for the period of construction beginning with the issuance of a construction permit and concluding with the issuance of the last certificate of occupancy or two (2) years, whichever is less, provided that up to three (3) one (1) year extensions may be granted by the Board.

8. Conference Facilities, as an accessory use to an existing "Quasi-Public Campground Activity" permitted in the "PPE" District and consisting of at least five hundred (500) acres in area, as a Conditional Use under N.J.S.A. 40:55D-67 (see Section 602 for standards).

C. Maximum Building Height

No building shall exceed forty feet (40') in height and three (3) stories except as allowed in Section 604.

D. Intensity, Area And Yard Requirements

1. No principal permitted use shall be situated within fifty feet (50') of any lot line. No accessory use shall be situated within twenty-five feet (25') of any lot line.
2. The maximum lot coverage shall be sixty percent (60%).
3. Notwithstanding the above, no minimum lot area for a non-residential use within the Rural Development Area of the "PPE" District shall be less than that needed to meet the water quality standards of Subsection 521 M.2.b.(4) of this Ordinance, whether or not the lot may be served by a centralized sewer treatment or collection system.

E. General Requirements

1. All building walls facing any street or residential district line shall be suitably finished for aesthetic purposes.
2. No merchandise, products, equipment or similar material or objects shall be displayed or stored outside, and all solid waste not stored within a building shall be stored within an enclosed container. Adequate provisions for recycling shall be provided.
3. All areas not utilized for buildings, parking, loading access aisles and driveway or pedestrian walkways shall be suitably landscaped with shrubs, ground cover, seeding or plantings and maintained in good condition.

F. Minimum Off-Street Parking

Each individual use shall provide parking spaces according to the following minimum provisions. Where a permitted use of land includes different specific activities with different specific parking requirements, the total number of required parking spaces shall be obtained by individuals computing the parking requirements for each different activity and adding the resulting numbers together.

1. Libraries shall provide parking at the ratio of one (1) space per three hundred (300) square feet of gross floor area.

2. Museums shall provide parking at the ratio of one (1) space per six hundred (600) square feet of gross floor area.
3. Community pools shall provide adequate parking subject to review and approval at the time of site plan review.
4. Elementary schools shall provide parking at the ratio of two (2) spaces for each classroom, but not less than one (1) space for each teacher and staff; intermediate schools shall provide parking at the ratio of one and one-half (1.5) spaces for each classroom, but not less than one (1) space for each teacher and staff; and secondary schools shall provide parking at the ratio of two and one-half (2.5) spaces for each classroom, but not less than two (2) spaces for each teacher and staff.
5. Community centers shall provide a minimum of twenty (20) spaces plus one (1) space per every two hundred fifty (250) feet of gross floor area used for office space.
6. Campgrounds shall provide two (2) parking spaces per campsite plus one (1) common parking area at the entrance to the facility or proximate to any recreational use.
7. Parking for all other uses shall be determined at the time of site plan review.

G. Permitted Signs

1. Each individual use in an individual building may have one (1) sign per street frontage, either free-standing or attached to the building, not exceeding an area equivalent to ten percent (10%) of the wall surface area of the wall on which the sign is attached, or fifteen (15) square feet for free-standing signs. Free-standing signs shall not exceed ten feet (10') in height and shall be set back at least ten feet (10') from all street and property lines. Where an individual activity has direct access from the outside, an unlighted sign not exceeding four (4) square feet identifying the name of the activity also may be attached to the building at the entrance to the activity.