

**55-55. C-PHD - PLANNED HIGHWAY DEVELOPMENT COMMERCIAL ZONE.**  
[Amended 4-3-89 by Ord. No. 1989-8; 6-5-89 by Ord. No. 1989-14; 8-20-90 by Ord. No. 1990-26; 3-20-95 by Ord. No. 1995-15; 8-5-96 by Ord. No. 1996-27; 12-16-96 by Ord. No. 1996-60 § 22; 6-2-97 by Ord. No. 1997-14 § 2; 8-4-97 by Ord. No. 1997-16 § 2; 8-17-98 by Ord. No. 1998-14 § 3; 7-16-01 by Ord. No. 2001-291]

*A. Special Requirements for C-PHD Zone in the Pinelands Area.*

- (1) **Permitted uses:** same as those permitted in the PF Zone, except that no new residential development shall be permitted.
- (2) **Accessory and temporary uses:** same as those permitted in the PF Zone.
- (3) **Conditional uses:** same as those specified in the PF Zone, except that the provisions of § 55-42C(7)(b) shall not apply in the C-PHD Zone.
- (4) **Lot and building requirements:** same as in the PF Zone, except that the minimum lot size shall be two and five-tenths (2.5) acres or as necessary to meet the standards of the Pinelands Comprehensive Management Plan as contained in this chapter.
  - (a) Notwithstanding the minimum lot areas set forth above, no such minimum lot area for nonresidential use within the C-PHD Zone shall be less than that needed to meet the water quality standards of § 55-291B(4), whether or not the lot may be served by a centralized sewer treatment or collection system.