

**55-300. MINIMUM LOT SIZE AND EXEMPTION OF
SUBSTANDARD LOTS IN THE PINELANDS
AREA. [Amended 6-5-89 by Ord. No. 1989-14; 4-5-
93 by Ord. No. 1993-8; 12-16-96 by Ord. No. 1996-
60 54]**

**A. *Minimum lot size.* [Amended 10-7-03 by Ord. No.
2003-33]**

LU-1942 Rev. Ord. Supp. 12/03

be located on a parcel of less than one (1) acre unless served by a centralized wastewater treatment plant.

- B. Notwithstanding the density limitations or other provisions of this chapter, the owner of a parcel of land of an acre or more in the Pinelands Area, not including the Preservation Area Zone, shall be entitled to develop one (1) detached single-family dwelling on the parcel, provided that:**
- (1) The dwelling unit will be the principal residence of the property owner or a member of the immediate family of the property owner;**
 - (2) The parcel has been in the continuous ownership since February 7, 1979 of the person whose principal residence the dwelling unit will be, a member of that person's immediate family, or a partnership or corporation in which members of that person's immediate family collectively own more than a majority interest in such partnership or corporation;**
 - (3) The parcel was not in common ownership with any contiguous land on or after February 8, 1979 that contains substantial improvements; and**
 - (4) The parcel includes all vacant contiguous lands in common ownership on or after February 8, 1979.**
- C. Notwithstanding the requirements of paragraph A. above, an application for residential development not served by a centralized wastewater treatment plant on lots between twenty thousand (20,000) square feet and one (1) acre in size in the RM or RH Zone may be considered without the necessity for a municipal lot size or density variance, provided a waiver or strict compliance is granted by the Pinelands Commission pursuant to N.J.A.C. 7:50-4.61 et seq.**