

55-64. CULTURAL HOUSING. [Added 6-5-89 by Ord. No. 1989-14; amended 12-16-96 by Ord. No. 1996-60 § 26]

- A. Residential dwellings on three and two-tenths (3.2) acre lots may be permitted in any Pinelands Area zoning district, 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 individual whose principal residence the dwelling unit will be has not developed a dwelling unit under this section within the previous (5) years;**
 - (3) The parcel of land on which the dwelling is to be located 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; and**
 - (4) The person whose principal residence the dwelling unit will be has resided in the Pinelands for at least five (5) years and that person or one (1) or more members of that person's immediate family has resided in the Pinelands for a total of at least twenty (20) different years.**
- B. [Added 7-16-01 by Ord. No. 2001-29] Residential dwelling units on one (1.0) acre lots may be permitted in any Pinelands management area, provided that:**
- (1) The applicant satisfies all of the requirements set forth in paragraph A. above;**

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- (2) The lot to be developed existed as of February 8, 1979 or was created as a result of an approval granted by the Pinelands Development Review Board or by the Pinelands Commission pursuant to the interim Rules and Regulations prior to January 14, 1981;
- (3) The applicant qualifies for and receives from the Township a variance from the three point two (3.2) acre lot size requirement set forth in paragraph A. above;
- (4) The applicant purchases and redeems one-quarter (0.25) Pinelands development credits; and
- (5) Any Pinelands development credits allocated to the lot to be developed are reduced pursuant to Section 55-41E(3).