

55-48. RC - RESIDENTIAL CONSERVATION ZONE. [Added 6-7-04 by Ord. No. 2004-23 § 4]

The following regulations apply in the RC Zone:

A Purpose. The RC Residential Conservation Zone constitutes a portion of an existing subdivision within the Pinelands Regional Growth Area which contains habitat critical to the survival of one (1) or more local populations of threatened and endangered plant and animal species. In order to afford adequate protection to said critical habitat as required pursuant to N.J.A.C. 7:50-6, Parts II and III, of the Comprehensive Management Plan and Sections 55-295E and 55-299B of this chapter, residential development is not permitted; however, land in the RC Zone may be used to facilitate the development of detached single family dwellings on certain lots in the RH Residential High Zone in accordance with Section 55-47E.

Permitted Uses.

- (1) Fish and wildlife management.
- (2) Low intensity recreational uses.
- (3) Maintenance by a public utility or municipal agency of those underground distribution or collection systems existing as of the effective date of this section as necessary for the furnishing of adequate service by such utility or agency to the use on the same lot and/or surrounding neighborhood or for the public health, safety or general welfare.
- (4) The installation of water lines, provided that any such line will be located under the existing paved road known as Harpoon Drive and no widening in the paved surface of said road occurs.
- (5) Pump stations, roads and other public service infrastructure, provided same:

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- (a) Was in existence as of the effective date of this section; or
 - (b) Received all necessary local permitting agency approvals and a letter of no further review from the Pinelands Commission issued pursuant to N.J.A.C. 7:50-4, Part III, prior to the effective date of this section; or
 - (c) Received approval from the Pinelands Commission pursuant to N.J.A.C. 7:50-4, Part IV, prior to the effective date of this section.
- (6) Detached single-family dwellings existing as of the effective date of this section, in accordance with the lot and building requirements of the RH Zone.
[Added 9-7-04 by Ord. No. 2004-42]