

55-43. RL - RESIDENTIAL LOW AND RL/AC - RESIDENTIAL LOW/ADULT COMMUNITY ZONES. [Amended 6-5-89 by Ord. No. 1989-14; 6-19-89 by Ord. No. 1989-19; 8-20-90 by Ord. No. 1990-26; 4-1-91 by Ord. No. 1991-8; 9-7-93 by Ord. No. 1993-38; 4-5-93 by Ord. No. 1993-8; 11-4-96 by Ord. No. 96-52; 12-16-96 by Ord. No. 1996-60 §§ 17-18]

The following regulations apply in the RL and RL/AC Zone:

A. *Permitted Uses.*

- (1) Detached single-family dwelling for residential purposes, together with its accessory structures.

- (2) Adult community housing, subject to the provisions of this chapter.
- (3) Cluster development, subject to the provisions of this chapter.
- (4) Municipal offices and fire and rescue stations.
- (5) Public schools and colleges.
- (6) Day nurseries.
- (7) Parks and preserves.
- (8) Libraries and museums.
- (9) Hospitals, clinics and convalescent homes.
- (10) Places of worship, including parish and educational buildings.
- (11) Golf courses and country clubs.
- (12) Recreational membership facilities, including swimming and tennis clubs.
- (13) Vehicle campgrounds, public or private.
- (14) The erection, construction, alteration or maintenance by a public utility or municipal agency of underground distribution or collection systems 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 and general welfare.
- (15) Crop and tree farming and horticulture, including greenhouses, nurseries and accessory sheds.
- (16) Raising and keeping of a farm animal for domestic use on a lot having not less than one (1) acre. Additional farm animals shall not exceed one (1) per every one (1) additional acre. There shall be no storage of manure within one hundred (100) feet of any adjoining property line.

- (17) Commercial farms for the raising, building and keeping of livestock and poultry for gain on a lot having not less than five (5) acres, provided further that no building housing such animals and no storage of manure shall be permitted within two hundred (200) feet of any adjoining lot line.
 - (18) Forestry activities subject to the provisions of § 55-292.
 - (19) Roadside stands for the retail sale of garden produce, similar goods and related supplies and products.
- B. *Accessory and Temporary Uses.*
- (1) Same as those permitted in the PF Zone.
- C. *Conditional Uses.* The following uses shall be permitted in the RL and RL/AC Zones, subject to issuance of a conditional use permit in conformance with the provisions of this chapter:

- (1) [Deleted 3-20-95 by Ord. No. 1995-15 § 2; 8-5-96 by Ord. No. 1996-27 § 2]
 - (2) [Deleted 3-20-95 by Ord. No. 1995-15 § 2; 8-5-96 by Ord. No. 1996-27 § 2]
 - (3) Cemeteries.
 - (4) Public utility uses, such as water towers, electric substations, radio towers and transmission lines, which must be provided above ground.
- D. *Lot and Building Requirements.* These shall be as prescribed in the Schedule of Area, Yard and Building Requirements in this chapter, except as provided in § 55-300 for unsewered lots in the Pinelands Area.
- E. *Use of Pinelands Development Credits to Increase Density.*
- (1) No development involving the use of Pinelands development credits shall be approved until the developer has provided the Commission and the Township approval agency with evidence of his ownership and redemption of the requisite Pinelands development credits; provided, however, that the Township approval agency may grant general development plan, preliminary subdivision or preliminary site plan approval conditioned upon such evidence being presented as a prerequisite to final subdivision or site plan approval. For such a final subdivision or site plan, the developer shall provide evidence of Pinelands development credit ownership and redemption to secure the same proportion of lots or residential units as was approved for Pinelands development credit use in the preliminary approval or, as appropriate, the general development plan. Notification of any such development approval shall be made to the Pinelands Commission pursuant to Section 55-277 and to the New Jersey Pinelands Development

Credit Bank in accordance with N.J.A.C. 3:42-3. Redemption of the requisite Pinelands development credits shall occur in accordance with N.J.A.C. 3:42-3.6, prior to the memorialization of the resolution granting final subdivision or site plan approval, or if no such approval is required, prior to the issuance of any construction permits. **[Added 6-4-01 by Ord. No. 2001-15]**

- (2) A density bonus of one (1) residential unit shall be yielded for each one-quarter (0.25) of a Pinelands development credit redeemed. In no event, however, shall the number of dwelling units to which an applicant is entitled exceed twice the number otherwise permitted. The minimum lot size shall be twenty-one thousand seven hundred eighty (21,780) square feet.
- (3) All applications in which the use of Pinelands development credits in the RL and RL/AC Zone is proposed shall be referred to the Planning Board and the Pinelands Commission for review and certification.
- (4) No permit shall be issued for any development in the RL and RL/AC Zone using Pinelands development credits to increase residential density unless the Pinelands Commission shall first certify in writing that credits are owned by the applicant and that the same credits have not been or are not being used to secure density bonuses elsewhere.
- (5) Any municipal variance approval which grants relief from the density or lot area requirements set forth in the Schedule of Area, Yard and Building Requirements for the RL or RL/AC Zones shall require that Pineland development credits be used for all dwelling units or lots in excess of that permitted without the variance.

- (6) Any variance or other approval for a nonresidential use not otherwise permitted in the RL/AC Zone shall require that Pinelands development credits be used at fifty percent (50%) of the maximum rate permitted for Pinelands development credit use in the zone in which the nonresidential use will be located for parcels under ten (10) acres in size; at seventy-five percent (75%) of the maximum rate for parcels between ten (10) and twenty (20) acres in size; and at one hundred percent (100%) of the maximum rate for parcels over twenty (20) acres in size. This requirement shall not apply to a variance or other approval which authorizes the expansion of or changes to existing nonresidential uses in accordance with N.J.A.C. 7:50-5.2. **[Amended 6-4-01 by Ord. No. 2001-15]**