



17-56 RURAL DEVELOPMENT DISTRICT NUMBER 2.

17-56.1 Permitted Principal Uses.

a All uses permitted in Rural Development District Number 1

b Agricultural products sales establishment subject to bulk and area requirements set forth in the Schedule of Limitations attached hereto

C Agricultural processing facilities and other light industrial uses subject to the bulk and area requirements set forth in the Schedule of Limitations attached hereto

(Ord #1985-7, A VIII, 2)

17-56.2 Area and Yard Requirements.

Notwithstanding the minimum lot areas set forth in the Schedule of Limitations, no such minimum lot area for a nonresidential use within the RD-2 District shall be less than that needed to meet the water quality standards of subsection 17-39 2d, whether or not the lot may be served by a centralized sewer treatment or collection system (Ord #1989-3, § 5)

17-55 RURAL DEVELOPMENT DISTRICT NUMBER 1.

17-55.1 Permitted Principal Uses.

a Single family homes on lots of not less than three and seven-tenths (3 7) acres, with the following exceptions

1. Lots of three and two-tenths (3.2) acres may be developed if the applicant meets the provisions of Section 17-23 of Article 11 of this Chapter

2. Each property owner owning land in this management area as of February 7, 1979, which land meets the bulk and area requirements of this Chapter, contains a minimum of three and two-tenths (3.2) acres, meets the environmental criteria of the C M P and this Chapter, was shown as a separate lot on the tax map in effect on February 7, 1979, and which was not in contiguous ownership with other lands of the property owner on that date or subsequently, shall be entitled to one (1) dwelling unit. The term property owner shall mean one (1) or more individuals or entities and the term shall be strictly construed

3. Lots of one (1) acre or more may be developed according to the provisions of Section 17-16a

4. Individual lots of not less than three and two-tenths (3 2) acres are allowed as part of a proposed subdivision, providing that the overall density of the proposed subdivision is not greater than one (1) dwelling unit per three and seven-tenths (3.7) acres. The remainder of the parcel not assigned to individual residential lots shall be permanently dedicated through recordation of a restriction on the deed to the parcel as open space with no further development permitted. Recreational amenities may be permitted on the deed restricted lands insofar as they are consistent with the types of recreational amenities which could have been developed as accessory uses on the residential lots, absent clustering

5. Lots of one (1.0) acre may be developed if the applicant meets the provisions of subsection 1723 2 of Article II of this Chapter

6. Lots of one (1.0) acre may be developed if the applicant meets the provisions of Section 17-46 of this Chapter

b Agricultural or horticultural uses, farms and associated farm buildings

c Agricultural employee housing as an element of an active agricultural or horticultural operation

d Forestry As defined in Section 17-5 1

e Recreation facilities other than amusement parks

f Agricultural commercial establishments for the sale of farm products grown or raised on the premises by the owner or operator of the farm. There shall be a limit of one (1) establishment per farm. Such establishment shall be set back a minimum of sixty (60') feet from the street line and have roadway frontage of at least fifty (50') feet. Off-street parking facilities subject to the provisions of the Chapter shall be required

g Public service infrastructure, except that centralized waste water treatment and collection facilities shall be permitted in the Rural Development Area only in accordance with N J A C 7 50-6 84(a)2 h, Institutional uses, municipal buildings, parks and playgrounds, churches, elementary, intermediate and secondary schools, firehouses

(Ord #1985-7, A VIII, 1, Ord #1989-3, § 5, Ord #19932, § 2, Ord #1993-4, § 2, Ord #1997-9, §§ 31-33)

17-55.2 Area and Yard Requirements. Notwithstanding the minimum lot areas set forth in the Schedule of Limitations, no such minimum lot area for a nonresidential use within the RD-1 District shall be less than that needed to meet the water quality standards of subsection 17-39 2d, whether or not the lot may be served by a centralized sewer treatment or collection system (Ord #1989-3, §5)

17-89 RESIDENTIAL DEVELOPMENT.

All districts and areas where residential development is allowed

The following bulk and area requirements shall apply to all areas and all districts within the areas where residential development is allowed (except District No 2, Regional Growth Area-Medford Farms), whether the lots are 1 acre, 1 6 acres, 3 2 acres, 3 7 acres, 10 acres or larger unless these bulk and area requirements are modified by the scenic corridor provisions of the C M P

a Single Family Dwellings

Minimum lot-3 7 acres, 3 2 acres, 1 6 acres, 1 acre or larger

Lot width-150 feet

Minimum yard dimensions for principal buildings

Front 60 feet

Each side 30 feet

Rear 40 feet

Minimum accessory building setbacks

Front 60 feet

Each side 30 feet

Rear 40 feet

b District No 2-Regional Growth Area-Medford Farms and Medford Park

Single family dwellings

Minimum lot-1 acre

Lot width-100 feet

Minimum yard dimensions for principal building

Front 60 feet

Each side 15 feet

Rear, 40 feet

Minimum accessory building setback

Front 60 feet

Each side. 15 feet

Rear 40 feet

