

## **EXHIBIT C**

### § 203-39. 5A Five Acre Residential District.

The intent in establishing the Five Acre District is to recognize and maintain the unique character of this area by encouraging residents to adhere to the special conditions which existed in the area that was subdivided in 1983 and known as “Five Acres and Independence.”

#### **A.** Use regulations.

**(1)** Principal uses. In the 5A District, no building or premises shall be used and no building shall be erected or altered which is arranged, intended or designed to be used, except for one or more of the following uses:

**(a)** Single-family detached dwellings.

**(b)** Farmhouses and farm buildings.

**(c)** Community residences for the developmentally disabled, community shelters for victims of domestic violence, community residences for the terminally ill and community residences for persons with head injuries shall be subject to the same standards and requirements for single-family detached residences in this district, provided that they conform to the definitions found in N.J.S.A. 40:55D-66.2.

**(d)** Public and nonprofit playgrounds, athletic fields, swimming pools, conservation areas, parks and public purpose uses.

**(e)** Temporary buildings, temporary construction offices and temporary storage of materials, provided that such use is located on the lot where construction is taking place or on a lot adjacent to or part of the development site and that such temporary use is to be terminated within 30 days of issuance of a final certificate of occupancy for the total project or when work is abandoned.

**(f)** Building structures and uses owned and operated by the Township.

**(g)** Agriculture and horticulture, including farm markets located on and operated in conjunction with farm property qualifying for farmland assessment.

**(h)** Accessory uses and accessory buildings incidental to the above permitted principal uses.

**(2)** Conditional uses. In the 5A District, the following uses may be permitted as conditional uses:

(a) Home occupations as an accessory to a residential use subject to the requirements of § **203-61**.

(b) The keeping of horses or ponies, subject to the special requirements of § **203-62**.

(c) Intensive fowl or livestock farms, subject to the special requirements of § **203-67**.

(d) Breweries, distilleries, and wineries subject to the criteria governing such uses as contained in §**203-77**.

B. Bulk and area regulations.

(1) Minimum lot size: five acres.

(2) Minimum lot width: 200 feet.

(3) Minimum yards.

(a) Front yard: 75 feet.

(b) Side yard: 25 feet.

(c) Rear yard: 50 feet.

(4) Maximum building coverage: 5%.

(5) Maximum impervious coverage: 15%.

(6) Maximum building height: 35 feet.

(7) Maximum gross density: 0.2 dwelling units/acre.

C. Special requirements.

(1) No parking of any vehicle shall be permitted upon any roads or streets within the district.

(2) No junk cars or abandoned vehicles shall be stored or permitted upon any lot, road or street.

(3) Removal of topsoil from any lot is prohibited.

(4) For all lots fronting on Kings Highway, access shall be via established access roads as shown on the filed plans. Direct access to Kings Highway shall not be permitted unless approved by the Gloucester County Planning Department.

(5) Accessory buildings, including storage sheds, greenhouses, and other outbuildings, shall be subject to the following regulations, which shall supersede the requirements of § **203-59A** in this district.

(a) The gross floor area of any building shall not exceed 2% of the lot area, and the total size of all accessory buildings shall not exceed 4% of the lot area.

(b) No accessory building shall be located within 15 feet of any side or rear property line.

(c) No accessory building shall be permitted between the building line and the street line.

(d) The height of an accessory building shall not exceed 25 feet or the height of the principal building, whichever is less.