

§ 215-152. R-1, R-1A, R-2, R-3 Residential Districts.

The following regulations apply to R-1, R-1A, R-2 and R-3 Districts:

A. Permitted uses:

- (1) Single-family detached houses and other uses permitted in accordance with the R-1 Zone District. **[Amended 12-12-1989 by Ord. No. 20-1989]**
- (2) Farms as defined in Article II.
- (3) Public community center building, auditorium, public library, public amusement, public art gallery, or other place of public assembly not conducted for gain or profit.
- (4) Community residences as defined by N.J.S.A. 40:55D-66.1 and N.J.S.A. 40:55D-66.2. **[Added 10-15-2002 by Ord. No. 10-2002]**
- (5) Home occupations as defined in Article II. **[Added 4-1-2017 by Ord. No. 4-2017]**

B. Permitted accessory uses: **[Amended 1-21-1997 by Ord. No. 1-1997]**

- (1) Private garages subject to the § 215-98, and carports.
- (2) Private swimming pools.
- (3) Outdoor barbecue structures and utility sheds.
- (4) Signs, subject to the provisions of § 215-113.
- (5) Fences and hedges, subject to the provisions of § 215-95.
- (6) Off-street parking, subject to the provisions of § 215-105.

C. Conditional uses, subject to the conditions in Article X of this chapter: **[Amended 10-15-2002 by Ord. No. 10-2002]**

- (1) Places of worship.
- (2) Educational uses.
- (3) Public and quasi-public recreational areas.
- (4) Public utilities.
- (5) Nursing homes.
- (6) Residential senior citizen housing in Zone R-1 only. **[Added 10-9-2012 by Ord. No. 9-2012]**

D. Standards and regulations: as specified in Schedule of Area, Yard and Building Requirements.¹ **[Amended 4-24-2012 by Ord. No. 3-2012]**

- E. Variable lot size provision within the R-1A Zone District. In a major subdivision application for lands located within the R-1A District, variable lot sizes may be approved by the Planning Board. The lot sizes may be varied to the extent that not more than 35% of the lots may have areas of not less than 7,500 square feet each and a width of not less than 75 feet if sufficient of the remainder of the lots are increased in area so that the average lot size will not be less than 10,000 square feet. The Planning Board, in passing on such plats, shall consider the physical and structural characteristics, including topography, of the land comprising the subdivision and determine that such variation in lot size will provide a better use of the land for building sites than would a uniform lot size. The subdivider shall submit a plat map showing the development according to the requirements of the R-1 District as shown in the Schedule of Area, Yard and Building Requirements and another plat map showing the development as modified in accordance with this subsection. In no event shall the density of development throughout the subdivision exceed the exact number of lots that would have been permitted to be built if such development had proceeded on the basis of 10,000 square feet per lot with a width of not less than 100 feet.²

1. Editor's Note: The schedule is included at the end of this chapter.

2. Editor's Note: Original Section 10.4.1, Residential Townhouse –TH District, which immediately followed this subsection, was repealed 1-21-1997 by Ord. No. 1-1997.