

Ord. No. 2010-31, § I, 9-28-2010)

Secs. 62-304-62-325. Reserved.

Subdivision II. R-1 Single-Family District

Sec. 62-326. Uses permitted.

The following uses are permitted in the R-1 single-family district:

- (1) Single-family dwellings.
- (2) All farm and agricultural activities, including nurseries, small animal, livestock and poultry raising. The feeding of swine or other livestock upon garbage or similar refuse material is specifically prohibited.
- (3) The sale of farm produce, poultry products or dairy products which have been raised on the farm from which they are to be sold.
- (4) Public recreational and community center buildings and grounds, including but not limited to parks and playgrounds.
- (5) Children's day camps. (Code 1988, § 175-75(A); Ord. No. 11-96, § 2, 3-19-1996; Ord. No. 5-03, § 175-75(A), 3-4-2003)

Sec. 62-327. Uses permitted as conditional uses.

The following uses shall be permitted in the R-1 single-family district as conditional uses subject to [planning board](#) approval under N.J.S.A. 40:55D-67:

- (1) Community buildings, clubs and activities of a quasipublic, social or fraternal character.
- (2) Churches or places of worship.
- (3) Nonrecreational government and public utility buildings.
- (4) Golf courses, with a minimum of nine holes and a minimum distance from the tee for any hole of 100 yards. A clubhouse may be permitted on the same property. (Code 1988, § 175-75(B))

Sec. 62-328. Accessory uses permitted.

The following accessory uses are permitted in the R-1 single-family district:

- (1) Private garages.
- (2) Private residential swimming pools in [rear yard](#) areas of [single-family dwelling building](#) lots or accessory to a public recreational facility.
- (3) Home occupations and home professional offices, as defined and regulated by the provisions of this chapter.
- (4) Signs, as regulated in this chapter.
- (5) Fences, as regulated in this chapter. (Code 1988, § 175-75(C))

Sec. 62-329. Height limits.

In the R-1 single-family district, no [building](#) or [structure](#) shall exceed 35 feet in [height](#), except as regulated by the [height](#) exception provisions of this chapter. (Code 1988, § 175-75(D))

Sec. 62-330. Area and yard requirements.

- (a) In the R-1 single-family district, the minimum [lot](#) width shall be 150 feet at the street line; the minimum [lot](#) depth shall be 200 feet; the minimum [lot](#) area shall be one acre; the minimum side yard shall be 20 feet; and the minimum rear yard shall be 50 feet. The [lot](#) width may be met at the required setback line rather than at the street line, in which case the [lot](#) width at the street line may be reduced to no less than 50 percent of the minimum required [lot](#) width.
- (b) No [building](#) shall be closer than 50 feet to the [street](#) line. In blocks where more than 50 percent of the properties abutting a common [street](#) line within 500 feet of the [lot](#) are developed, the [front yard](#) of the principal [building](#) may be the average of all the [existing](#) setbacks, but in no case less than 40 feet.

****Webmasters Note:** The previous sections, 62-301 through 62-330(b), have been amended as per Supplement No. 23.

- (c) The requirements for agricultural uses shall be as follows:
 - (1) The minimum [lot](#) area for agricultural uses shall be five acres.
 - (2) The keeping or raising of swine shall not be allowed, except as part of a general [farming](#) operation on a property of not less than ten acres, and provided,

further, that not more than five head, plus one head additional for each three acres area in excess of ten acres, shall be allowed in any case. No [building](#), fenced run or other enclosure for the shelter of swine shall be closer to any front, side or rear property line or zone boundary than 200 feet.

(3) No buildings used for horticultural or agricultural purposes and stables housing horses or dog kennels shall be closer to any front, side or rear property line or zone boundary than 100 feet.

(d) Stands used for the sale of farm produce, poultry products or dairy products shall be set back a minimum of 50 feet from the [street](#) line.

(e) Community buildings and quasipublic uses shall have a minimum [lot](#) size of five acres.

(f) Places of worship shall have a minimum [lot](#) area of three acres. (Code 1988, § 175-75(E); Ord. No. 5-03, § 175-75(E), 3-4-2003)

Sec. 62-331. Off-street parking requirements.

Off-street parking requirements in the R-1 single-family district are as follows: All off-street parking shall be designed to comply with the standards set forth in this chapter. (Code 1988, § 175-75(G); Ord. No. 5-03, § 175-75(G), 3-4-2003)

Sec. 62-332. Signs.

In the R-1 single-family district, signs may be erected as provided in this chapter. (Code 1988, § 175-75(H);