

§ 13-401A. "R-10" RURAL RESIDENTIAL.

§ 13-401A.1. Principal Permitted Uses on the Land and in Buildings. [Ord. #94-26, § 3; Ord. #94-28, § 1; Ord. #95-2, § 2; Ord. #98-33, § 3; Ord. #2010-001, §§ 2, 3]

- a. Farms, including agriculture, agronomy, animal husbandry, equestrian ownership, boarding and training, horticulture and silviculture, either on one lot or by lease or easement on several lots.
- b. Detached dwelling units.
- c. Public playgrounds, conservation areas, parks and public purpose uses.
- d. Houses of worship.
- e. Public and private day schools of elementary and/or high school grade licensed by the State of New Jersey; nursery schools and day care centers are not permitted.
- f. Open air clubs.
- g. An airport as a conditional use subject to the conditions set forth in subsection 13-601.3 of this chapter, and regulated in accordance with subsections 13-401A.4, 13-401A.5 and 13-521 of this chapter.
- h. Private boarding schools.
- i. A golf course/club as a conditional use subject to the conditions set forth in subsection 13-601.9 of this chapter, and regulated in accordance with section 13-524 of this chapter.
- j. Facility to support agriculture as a conditional use subject to the conditions set forth in subsection 13-601.11 of this chapter.

§ 13-401A.2. Accessory Uses Permitted. [Ord. #94-26 § 3; Ord. #2000-12 § 1; Ord. #2000-30 § 1; Ord. #2002-20 § 1; Ord. #2013-013 § 5]

- a. Private residential swimming pools (see Section 13-514).
- b. Private residential tool sheds and storage buildings not to exceed twenty (20') feet in height.
- c. Trailers, boats, boat trailers, motor homes, and/or campers, as a conditional use in accordance with subsection 13-602.5 of this chapter.
- d. Sports courts and other usual recreational facilities.
- e. Off-street parking and private garages.
- f. Fences and walls not exceeding seven (7') feet in height except that tennis courts may have fencing a maximum of fifteen (15') feet in height (see Section 13-503).
- g. Signs as permitted by subsection 13-401A.6.
- h. Residential agriculture.

- i. Home office occupations.
- j. Satellite dish antennas (see Section 13-520 for standards).
- k. Accessory dwelling unit as a conditional use (see subsection 13-601.4 for standards).
- l. Modified home office occupation (see Section 13-201 for definition and requirements).
- m. Roof-mounted solar photovoltaic energy systems subject to Section 13-527.
- n. Parking lot canopy-mounted solar photovoltaic energy systems for nonresidential use subject to Section 13-527.
- o. Ground-mounted solar photovoltaic energy systems subject to Section 13-527d, except that the provisions of Section 13-527d6 do not apply.