

**55-5. GENERAL PROVISIONS. [Amended 9-18-89 by Ord. No. 1989-29; 8-5-96 by Ord. No. 1996-28 § 1]**

- A. No more than one (1) principal building used as a dwelling shall be permitted on one (1) lot, except that this provision shall not apply to senior citizen housing complexes, planned adult communities and multiple-family developments permitted under this chapter.
- B. *Exception from Variance Requirement.* In all zoning districts, it shall be unnecessary to apply for or obtain a variance for the alteration or enlargement of a structure, if all of the following conditions are present:
  - (1) The lot upon which the building is situated complies with the requirements of the applicable zoning ordinance at the time the existing structure was constructed; and
  - (2) The lot was made nonconforming solely by reason of the passage of a subsequent zoning ordinance which increased the required minimum frontage of

lots in the zoning district in which the lot is located;  
and

- (3) The proposed alteration or enlargement of the building will not extend into nor encroach upon or diminish the size of the required front, side and rear yard areas; and
  - (4) The proposed alteration or enlargement will not increase the height of the building beyond the limits of this chapter.
- C. *Temporary On-Site Construction Trailers.* Permits may be issued by the Zoning Official for up to one (1) year, subject to renewal, provided, however, that each trailer shall require a separate permit and only one (1) renewal may be issued by the Zoning Official. Applications for further renewal must be made to the Township Committee which may issue further renewals upon proof of good cause.
- D. *East of Parkway.* Home occupations and home professional offices are a permitted use in all zoning districts, subject to review and approval by the Site Plan Review Subcommittee, pursuant to § 55-141A. Only one (1) home occupation or home professional office shall be permitted on a single lot in any zoning district. (Also see (1) and (2) below.)
- E. *Pinelands West of Parkway.* Home occupations and home professional offices are a permitted use in all zoning districts with the exception of the PI Planned Industrial Zone, subject to review and approval by the Site Plan Review Subcommittee, pursuant to § 55-141A. Only one (1) home occupation or home professional office shall be permitted on a single lot in any zoning district. Applications for home occupation or home professional office are exempt from the requirements of notice and public hearing.

- (1) Home occupation, as defined in this chapter, shall be reviewed for approval by the Site Plan Review Subcommittee, who shall apply the following criteria:
  - (a) The use shall be conducted for commercial gain incidental and subordinate to its use for residential purposes, and carried out within a principal dwelling or accessory building by members of the family residing therein.
  - (b) Only one (1) outside employee or assistant who is not a member of the household shall be engaged in the occupation.
  - (c) No such use shall alter the residential character of the lot and building in which it is located; no occupational sounds shall be audible outside the building; and no equipment shall be used which will cause interference with radio or television reception in neighboring residences. No materials or products shall be stored outside the dwelling unit or accessory building.
  - (d) No more than forty percent (40%) of the total building area shall be used for a home occupation.
  - (e) The home occupation shall not reduce the parking or yard requirements of the dwelling. There may be parked on the premises not more than one (1) vehicle owned and operated in conjunction with the home occupation, provided that the vehicle must comply with all Township regulations regarding parking of commercial vehicles. No other vehicle(s) owned or operated in conjunction with the home occupation shall be parked overnight, stored or repaired, either on- or off-premises, within a residential zone, and no such

vehicle(s) shall be parked overnight or stored on a street.

- (f) Signs for a home occupation shall be permitted pursuant to the provisions of § 55-155 of this Code.
- (2) Home professional offices, in a dwelling for use by a member of a recognized profession as defined in this chapter, shall be considered a home occupation for the purpose of this chapter, and subject to the same review criteria and approval process listed in this chapter for a home occupation.