

LAND USE

150 Attachment 5

**Borough of Buena
Pinelands Schedule of Area, Yard, Height and Parking Requirements**

**Article XVIII
Pinelands Area Standards
§ 150-165**

[Amended 5-3-1993 by Ord. No. 407; 5-19-2003 by Ord. No. 501; 2-14-2006 by Ord. No. 530; 2-25-2008 by Ord. No. 555]

Zones	Permitted Uses	Minimum Area (square feet or acres)	Minimum Frontage (linear feet)	Yard Requirements (linear feet)					Maximum Building Height (feet)	Maximum Lot Coverage for All Impervious Surfaces (percent)	Minimum Number of Off-Street Parking Spaces (See Note 4)
				Principal Building			Accessory Building				
				Front	Rear	Sides	Rear	Sides			
P-R3 Residential Pinelands Town Area (See Note 1)	1-family dwelling (See also § 150-198)	15,000 w/municipal water and sewer 87,120 without municipal water and sewer (See Note 3)	100	40	50	30 total; not less than 10	10	10	25	30%	2
P-R4 Residential Pinelands Town Area (See Notes 1 and 5)	1-family dwelling Farm plus dwelling (See also § 150-198)	43,560 w/municipal water and sewer 87,120 without municipal water and sewer (See Note 3) 6 acres	150 200	50 50	50 50	30 each 50 each	10 30	10 30	25 35	25% 10%	3 3
P-A Pinelands Agricultural (See Note 5)	Farm plus dwelling 1-family dwelling (See also § 150-199)	40 acres 3.2 acres	See Note 2	See Note 2	See Note 2	See Note 2	See Note 2	See Note 2	See Note 2	See Note 2	See Note 2
P-B2 Highway Business Pinelands (See Note 1)	See § 150-200	30,000	150	100	50	30 total; not less than 10	10	10	25	60%	1 per 200 square feet of floor area
P-I Industrial Pinelands Town Area (See Note 1)	See § 150-201	5 acres	300	100	60	50 each	25	25	35	See Note 2	1 per employee on main work shift, plus 2

NOTES:

1. With water and sewer utility connections; if no public sewer, the minimum lot size shall be one (1) acre. Notwithstanding the aforementioned requirement, an application for residential development not served by a centralized wastewater treatment plant on lots between twenty thousand (20,000) square feet and one (1) acre in size in the P-R3 Zone and on lots between twenty-two thousand five hundred (22,500) square feet and one (1) acre in size in the P-R4 Zone may be considered without the necessity for a municipal lot size or density variance, provided that a waiver of strict compliance is granted by the Pinelands Commission pursuant to N.J.A.C. 7:50-4.61 et seq.
2. As per Pinelands Commission requirements or as per § 150-122, Zoning schedules, whichever is greater.
3. Any municipal variance approval which grants relief from the density or lot area requirements set forth above for the P-R3 or P-R4 Zone shall require that Pinelands development credits be used for all dwelling units or lots in excess of that permitted without the variance.
4. A three-car garage shall be the maximum for residential uses [standard: nine and five-tenths by nineteen (9.5 x 19) feet].
5. Editor's Note: See § 150-136G relating to farming rights. Pursuant to Ord. No. 501, adopted 5-19-2003, there shall be a seventy-five-foot construction buffer adjacent to the P-R4 and P-A Zones.