


Residential Information & Improvements

The “Easement Area” is the area of the farm that will be covered by the Deed of Easement and preserved for agricultural use and production. Existing residences may remain on the easement area.

A “Residential Opportunity” means any existing or future residential building on the easement area of the farm and/or those to be located inside a severable or non-severable exception area along with it’s ancillary improvements (garage, pool, utilities, etc.).

Residential opportunities include:

- **Existing or future residential buildings and ancillary improvements in Exception Areas.** See the Exception Area guidance document in this booklet for more detail.
 - An Exception Area is an area not covered by the farmland preservation Deed of Easement restrictions that will apply once the farm is preserved.
 - The number of residential buildings permitted must be defined prior to preservation.
 - Ancillary improvements must stay within the exception area, unless additional SADC policies apply.
 - Non-agricultural uses may occur within the exception, subject to municipal ordinances.
- **Existing residential buildings and ancillary residential structures on the Easement Area**
 - May be improved, subject to municipal ordinances. They also may be relocated/replaced subject to SADC and County and municipal approval.
 - Non-agricultural uses may not occur within the structures, unless additional SADC policies apply.
- **Future residential buildings and ancillary residential structures on the Easement Area**
 - A Residual Dwelling Site Opportunity (RDSO) is the opportunity for the future construction of a single-family residential building for agricultural purposes. For every 100 acres without an existing residence or residential exception area, the farm is eligible for one RDSO. RDSOs are allocated to the farm at the time of application and are subject to approvals prior to construction.
 - To be eligible for approval and continued use, at least one person living in the residence must be regularly engaged in common farm site activities on the farm.



Residential units for agricultural labor can be designated at the time of application and/or requested after the farm is preserved. There must be a need shown for the labor residences and the units cannot be rented to a family member, of lineal descent, or someone not working on the farm.

NEW JERSEY

State Agriculture Development Committee

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