



Summary of Exclusions from the Highlands Land Use Ordinance

1. Any improvement to a single-family dwelling in lawful existence as of the effective date of the Ordinance, provided that such improvement: a) is related and dedicated solely to the single-family residential use of either the dwelling or the property upon which it is situated; b) results in the ultimate disturbance of less than one (1) acre of land; and c) produces a cumulative impervious surface area of less than one-quarter ($\frac{1}{4}$) acre
2. The reconstruction of any lawfully existing building or other structure within the same footprint in the event of its destruction or partial destruction by fire, storm, natural disaster, or any other unintended circumstance.
3. The repair or maintenance of any lawfully existing building or other structure. This exclusion shall not be construed to permit repairs or maintenance activities that alter the footprint of such building or structure.
4. The interior improvement, rehabilitation, or modification of any lawfully existing building or other structure. This exclusion shall not be construed to permit activities that alter the footprint of such building or structure.
5. Any change in use of a lawfully existing building or other structure. This exclusion shall not be construed to permit activities that alter the footprint of such building or structure.
6. The attachment of signs or other ornamentation to any building or structure, to the installation of windows, doors, chimneys, vents, shafts, heating, ventilation, or air conditioning equipment, or to any other such improvement to a building or structure provided it occupies a surface area footprint of not more than 50 square feet. This exclusion shall not be construed to permit ultimate disturbance or cumulative impervious surface in excess of that provided at 1, above, for single-family dwellings.
7. Any improvement or alteration to a lawfully existing building or structure necessary for compliance with the provisions of the Americans with Disabilities Act, or to otherwise provide accessibility to the disabled.
8. Any application for which a Highlands Preservation Area Approval has been issued by the New Jersey Department of Environmental Protection.



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9. Agricultural or Horticultural Use and Development (as defined in the Ordinance).