

§ 170-54. Planned unit development.

- A. Purpose. The purpose of this section is to provide a method of developing land in certain districts of the Township so that desirable open spaces, conservation area, floodplains, recreation areas and other environmentally sensitive lands can be set aside and so that a variety of affordable housing types may be produced by permitting planned unit developments.
- B. Planned unit development (PUD) may be approved as a conditional use at the discretion of the Planning Board in accordance with the following standards:
- (1) All planned unit developments shall be connected to an approved and functioning central water and sanitary sewerage treatment system.
 - (2) The minimum project size, open space and maximum density provisions for planned unit developments within any district shall be as specified below.
 - (3) The minimum requirement for open space size is achieved by a proposed development and that the location, type, design, layout, maintenance, ownership and control of such open spaces comply with the minimum standards of § 170-103C of this chapter.
 - (4) Whenever possible, all dwelling units shall be arranged into cluster and shall front on culs-de-sac and loop streets and be so designed as to discourage through vehicular traffic movements within clusters of residential dwelling units.
 - (5) Only the rear lot lines of any proposed building lot, whether for residential or other purposes, shall abut the lot lines of the parcel originally proposed for development.
 - (6) All utility installations shall be underground.
 - (7) Provisions to accommodate Mount Laurel housing requirements have been complied with.
 - (8) A detailed landscaping plan prepared by a professional landscape architect, pursuant to the requirements of §§ 170-39 and 170-40, has been submitted.
- C. Required findings by the Planning Board. Prior to granting approval of any planned residential development, the Planning Board must find that:
- (1) Sanitary sewer collection and treatment, as well as potable water facilities, are available to and are to be provided to the proposed development.
 - (2) The proposal will produce economy in layout and design of the public service infrastructure.
 - (3) The proposal is consistent with and will not create hazards relating to traffic patterns already established by surrounding development. A traffic report may be required by the Planning Board.

- (4) Open space to be created by the proposal must be suitable for both passive and/or active recreation uses and/or valuable for the protection of the natural environment and/or necessary for a public or quasi-public purpose, and the open space standards of this article shall have been achieved.
 - (5) There is reasonable assurance that the improvements and maintenance of the open space can be secured by the methods and arrangements proposed by the development.
 - (6) The proposal is consistent with the intent and purposes of the Master Plan and N.J.S.A. 40:55D-45.
 - (7) The proposal will not create a negative fiscal impact on the Township's services.
 - (8) The proposal is consistent with and is in conformance with the provisions for Mount Laurel housing requirements.
 - (9) The landscaping plan is consistent with §§ 170-39 and 170-40 of this Part 2.
- D. Minimum tract size and maximum density. The minimum tract size necessary to qualify shall be 100 acres. The maximum density of residential building lots for cluster development shall be four units per acre.
- E. Area, yard and setback requirements. The minimum building lot requirements for cluster development in each of the specified districts shall be as specified below in Subsection I.
- F. Permitted uses. Permitted uses shall be as follows:
- (1) Residential units, such as but not limited to single-family detached dwellings, twin dwellings, attached dwellings, quadraplexes and garden apartments, except midrise and high-rise structures.
 - (2) Nonresidential uses:
 - (a) Commercial uses such as are permitted elsewhere in the Township.
 - (b) Office uses such as are permitted elsewhere in the Township.
 - (c) Office and commercial uses as regulated by requirements in § 170-30.
 - (d) Recreational and open space uses.
 - (e) Institutional uses such as schools, religious buildings and municipal uses.
- G. Required mix. The following mix requirements shall be adhered to for all planned unit developments. However, a deviation of 10% from any of these requirements may be granted by the Planning Board.
- (1) A maximum of 25% of the total tract area shall be used for combined commercial and office uses.

- (2) Residential requirements shall be as follows:
 - (a) Single-family detached or twin dwellings: minimum of 25%.
 - (b) Single-family attached and similar types of dwellings: minimum of 40%.
 - (c) Multifamily dwellings: maximum of 50%.
 - (d) A deviation of 10% from any mix requirements may be granted by the Planning Board.
- (3) Open space.
 - (a) A maximum of 40% of the total tract area may be covered by impervious surfaces.
 - (b) A minimum of 25% of the total tract acreage must be reserved as common open space.
 - (c) A maximum of 50% of the common open space may be within a floodway, floodplain or wetland area.

H. Staging.

- (1) As a condition to preliminary approval of a planned unit development, the Planning Board may permit the implementation of the plan in whole, in sections or in stages consisting of one or more sections or stages, under the sequence of actions determined as a part of the development plan. Such sections or stages shall be:
 - (a) Substantially and functionally self-contained and self-sustaining with regard to access, parking, utilities, open spaces and similar physical features and shall be capable of substantial occupancy, operation and maintenance upon completion of construction and development.
 - (b) Properly related to other services of the community as a whole and to those facilities and services yet to be provided in the full execution and implementation of the development plan.
 - (c) Provided with such temporary or permanent transitional features, buffers or protective areas as the Planning Board may require which will prevent damage or detriment to any completed section or stage, to other sections or stages and to adjoining properties not in the development plan. Plans and specifications of such sections or stages are to be filed with the Planning Board and are to be of sufficient detail and at such scale as to fully demonstrate the following:
 - [1] The arrangement and site locations of all structures, primary and accessory land uses, parking, landscaping, public and private utilities and service facilities and land ownership conditions.
 - [2] Estimates of the economic base of the section or sections supported

by such evidence as:

- [a] The estimated cost and market values of structures and land improvement increase of taxable values.
 - [b] Costs of maintenance and services to be borne by public and private agencies.
 - [c] Potential rental scale costs of utility installation.
 - [d] The financial ability of the developer to complete the plan.
 - [e] Such other financial considerations as the Planning Board shall deem applicable.
- [3] Estimates of its population characteristics, such as the size and composition of future population in terms of probable family sizes of the several dwelling unit types, their need for public services and protection, for recreational facilities and for commercial and professional services, anticipated rental sales and related considerations.
- [4] Such further reasonable evidence and facts that the Planning Board may require in order to determine that the objectives and standards set forth herein are met.
- (2) Upon finding that the plan and specifications for the proposed development of the section or sections conform to the above conditions, the Planning Board shall so inform the administrative officers as are charged with the issuance of permits for the construction of utilities or structures that, upon presentation of requisite working drawings and specifications, such permit may be issued. Upon substantial completion of any section or stage, which shall include all performance bonds, covenants and similar instruments to assure such completion, and before proceeding with the review and approval of additional sections or stages, the Planning Board may require a report and review of the status, character and conditions of other previously completed sections or stages with regard to their compliance with the plans, specifications and estimates which formed the basis for its action and approval. Upon finding that such compliance has occurred, the Board shall initiate proceedings for the review of the new section or stage.
- (3) As a further condition for approval of later sections or stages, the Board may require or permit adjustments or modifications in the conditions established in the approved development plan to compensate for differences between the estimates of record on previously approved and completed sections or stages as required and the actual conditions prevailing upon their completion. In this regard, consideration may be given to the balance of land uses established consistent with the conditions of the development plan and the extent of variation from the social and economic estimates upon which previous approval may have been based.

- (4) Notwithstanding the aforementioned conditions and regulations, the following schedule for land development prevails:
 - (a) No building permit shall be issued for more than 25% of the residential units until at least 15% of the total commercial development contemplated by the total development plan has been constructed and for which a certificate of occupancy has been issued.
 - (b) Following the issuance of certificates of occupancy for 15% of the total commercial buildings of the development plan, building permits may be issued for no more than an additional 25% of the total of the residential units of the development plan. No further residential permits shall be issued until an additional 25% of the total contemplated commercial development is constructed and for which certificates of occupancy are issued.
 - (c) Following the issuance of certificates of occupancy for the additional 25% of the commercial building area, building permits may be issued for an additional 25% of the total of the residential units of the development plan. No further residential permits shall be issued until an additional 35% of the total of the commercial development contemplated has been constructed and for which certificates of occupancy have been issued.
 - (d) Following issuance of certificates of occupancy for 75% of the commercial areas of the development plan, building permits may be issued for the balance of the residential dwelling units in the development plan.

I. Additional regulations.

- (1) Notwithstanding the previous regulations in the Schedule of District Regulations relating to the requirements for single-family detached units, the following area, yard and bulk requirements shall apply in all planned unit developments:

Single-Family Detached Dwelling Units	
Type	Requirement (feet)
Lot area	11,000 square feet
Lot width	70
Lot frontage	60
Front yard setback*	25
Side yard	12
Rear yard	25

Two-Family or Twin Dwellings		
Type	Requirement for Building (feet)	Unit (feet)
Lot area	17,000 square feet	10,000 square feet
Lot width	100	60
Lot frontage	90	50
Front yard setback*	25	25
Side yard	12	12 (1 side)
Rear yard	25	25

NOTES:

* All setbacks shall be measured from the proposed right-of-way width for any public street as shown on the adopted State, County or Township Master Plan and/or Official Map.

- (2) There shall be a buffer area of 50 feet along all external perimeters of a planned residential development project, as well as between areas of conflicting use intensity on the site. Such buffers shall comply with the applicable standards of § 170-39.