

§ 233-78 RG Regional Growth District.

A.

Purpose. This Regional Growth District recognizes areas of existing growth or lands immediately adjacent thereto which are capable of accommodating regional growth influences while protecting the essential character and environment of the Pinelands, provided that the environmental objectives of § 233-83 hereof are implemented.

B.

The Regional Growth Area is divided into six districts as follows:

[Amended 12-9-1986 by Ord. No. 848]

(1)

Residential (R and R-1): to provide a mix of dwellings by right and, in the PURD, permitting use of development credits (PDC's).

[Amended 7-12-1988 by Ord. No. 915]

(2)

Industrial (I): to provide areas for industrial development.

(3)

Planned Industrial and Residential (PIRD): to provide for a mix of industrial and residential planned communities.

(4)

Planned Office (PO): to provide commercial office facilities and encourage a broader mix of commercial uses along Chris Gaupp Drive, provided conditions pertaining to the use have been reviewed and approved by the Planning Board.

[Amended 10-14-1997 by Ord. No. 1320]

(5)

Resort Commercial Growth (RCG): to provide resort commercial uses.

(6)

Neighborhood Commercial-1.

[Amended 6-22-2010 by Ord. No. 1817]

(a)

Professional offices; financial institutions; restaurants, excluding drive-through facilities. These uses are permitted in accordance with the following:

[1]

Minimum lot area of 35,000 square feet.

[2]

Minimum lot width of 150 feet.

[3]

Front yard setback: 40 feet.

[4]

Side yard setback: 30 feet.

[5]

Rear yard setback: 25 feet.

[6]

Maximum building coverage: 30%.

[7]

Maximum impervious coverage: 50%.

[8]

calculated as part of the impervious surface coverage for principal structures and be included in the total impervious surface coverage for the site.

[Added 5-10-2005 by Ord. No. 1605]

(2)

I District.

[Amended 7-22-2003 by Ord. No. 1540; 10-28-2003 by Ord. No. 1548]

(a)

Light industrial uses, planned commercial development, including shopping centers and malls, office facilities, motels and hotels, institutional uses and accessory uses.

(b)

Age-restricted housing as a conditional use in accordance with the following standards:

[1]

Occupancy and housing standards.

[a]

For the purpose of this section, an "adult household" shall be deemed to meet a single individual, married couple or persons living together who are 55 years or older as specified by federal law at the time of occupancy.

[b]

Persons under the age of 55 may reside in a dwelling unit with an adult person(s) if the presence of such person is essential to the physical care, economic support or is a relative of the adult person(s) head of household, except that no such person(s) shall be less than 18 years of age.

[c]

Dwelling units shall be arranged as single-family detached, single-family attached and multifamily units that include townhouses, and garden apartments with complete living accommodations, including cooking facilities.

[2]

Conditional use requirements. Age-restricted housing shall be permitted as a conditional use in the I Zone subject to the following conditions:

[a]

Minimum parcel size shall be 100 acres. The parcel may be comprised of noncontiguous land when developed as a functional linked community. Noncontiguous land shall not be less than 25 acres.

[b]

Minimum lot frontage for the tract shall be 250 feet.

[c]

Minimum open space shall be 30% within a planned community development.

[d]

Minimum lot area shall be 5,000 square feet for single-family detached units and 3,500 square feet for single-family attached and multifamily units.

[e]

Maximum impervious coverage for the entire tract shall be 60%.

[3]

Area, yard and bulk requirements for single-family detached units.

[a]

Minimum lot area shall be 5,000 square feet.

[b]

Minimum lot width shall be 50 feet at the building.

[c]

Minimum lot depth shall be 100 feet.

[d]

Minimum front yard shall be 25 feet. Units shall have randomly staggered front yards, minimum stagger of five feet, in order to present a varied streetscape.

[e]

Minimum side yard shall be eight feet for one side and 16 feet total.

[f]

Minimum rear yard shall be 10 feet.

[g]

Maximum building coverage shall be 50%.

[h]

Maximum lot coverage shall be 75%.

[i]

Maximum building height shall be 35 feet.

[4]

Area, yard and bulk requirements for single-family attached units and multifamily units.

[a]

Minimum lot area shall be 3,500 square feet.

[b]

Minimum lot width shall be 35 feet.

[c]

Minimum lot depth shall be 100 feet.

[d]

Minimum front yard shall be 25 feet.

[e]

Minimum side yard shall be five feet for one side.

[f]

Minimum rear yard shall be 10 feet.

[g]

Minimum distance between units.

[i]

Front to front: 20 feet.

[ii]

Front to rear: 15 feet.

[iii]

Side to side: 20 feet.

[iv]

Rear to rear: 40 feet.

[h]

Maximum building coverage shall be 50%.

[i]

Maximum lot coverage shall be 75%.

[j]

Maximum building height shall be 35 feet.

[5]

Design standards for single-family attached units and multifamily units.

[a]

The minimum distance between single-family attached unit and multifamily unit buildings shall be as follows:

	One-story (feet)	Two-story (feet)
Windowless wall to windowless wall	15	20
Window wall to windowless wall	20	25
Window wall to window wall		
Front to front:	50	75
Rear to rear:	40	50
Side to rear:	25	30
Front to rear:	15	20

[b]

Building face to common parking area distance shall be 15 feet.

[c]

The Planning Board may reduce the above distances by not more than 20% if there is an angle of 20° or more between the buildings and if extensive landscaping and buffers, which provide necessary screening and shielding, are placed between the buildings.

[6]

Density. Maximum gross density shall not exceed 2.5 dwelling units per acre and shall be calculated in accordance with the table below. Gross density excludes wetlands.

Gross Density	Dwelling Units per Acre
Base density	0.50
Maximum density using PDCs	1.25
Maximum density, using PDCs and age-restricted housing bonus	2.50

NOTE: Bonus density for age-restricted housing may only be utilized after PDCs have been utilized to achieve the maximum density permitted with PDCs.

[7]

Recreation requirements. Recreation facilities such as swimming pools, tennis courts, jogging paths, lawn areas, etc., shall be provided to meet the needs of the residents and create a functional linked community. A clubhouse shall be constructed with a minimum square footage of 15 square feet per home in the development with a minimum size of 3,000 square feet.

[8]

Perimeter buffer.

[a]

Minimum one-hundred-fifteen-foot setback for principal buildings.

[b]

Minimum one-hundred-foot buffer area, deed-restricted to preclude disturbance.

[c]

No parking shall be permitted in the one-hundred-foot buffer area.

[d]

Signs, active and passive recreation areas and major access drives are permitted within the one-hundred-foot buffer area.

[e]

Perimeter buffer requirements may be waived by the Board in cases where the parcel abuts a golf course.

[9]

Internal buffer. A minimum twenty-foot landscaped strip at the property line or between developed areas consisting of natural vegetation, supplemental plant material, berms and fences and which may include pathways and active/passive recreation areas.

[10]

Additional requirements.

[a]

No accessory buildings shall be permitted on the single-family lots. All patios and decks must adhere to the five-foot and total required side yard setback and ten-foot rear yard setback.

[b]

All units with garages shall be deed-restricted against conversion of the garage for any other use.

[c]

Fencing within the development shall be deed-restricted so as to be consistent in size, materials and color.

[d]

All projects must be serviced by public water and sewer facilities.