

LAND USE AND DEVELOPMENT

188 Attachment 2

Township of Hillsborough

Schedule for Residential Zones

(MVH, MZ, AG, RA, RS, R, R1, CR, AH, RCA, R2, PD, ARPDG and RC Zones)

[Amended 9-28-1978 by Ord. No. 78-16; 9-25-1980 by Ord. No. 80-14; 7-14-1981 by Ord. No. 81-11; 7-14-1987 by Ord. No. 87-14; 6-28-1988 by Ord. No. 88-10; 6-22-1993 by Ord. No. 93-21; 6-28-1994 by Ord. No. 94-18; 4-12-2005 by Ord. No. 2005-02; 11-15-2014 by Ord. No. 2014-19; 4-28-2020 by Ord. No. 2020-08; 9-28-2021 by Ord. No. 2021-19]

Zone ¹	Unit Type ^{7,5}	Minimum ^{2, 6, 31} Lot Size Per Unit (square feet unless otherwise indicated)	Units ¹ Per Acre All Unit Types	Minimum Tract Area for Cluster (acres)	Space Dedicated Cluster Design (percent)	Usable Recreation for Cluster (percent)	Front Yard (feet)	Setback Side Yard (feet)	Rear Yard ²⁰ (feet)	Minimum Lot Width at Setback (feet)	Maximum Impervious Surface (percent)	Maximum Building ²¹ Height (feet)	TDC Maximum Density (units per acre)	Setback from any Property Line for Other Accessory Uses ⁴
MVH	DSF	5 acres					75	50	50	250	5	35/ 2 ½ stories	N/A	²⁸
MZ ²³	DSF	15 acres ^{24, 25}					150	50	50	250	5	35/ 2 ½ stories	N/A	²³
AG ²⁶	New DSF	10 acres ²⁷					150	75	75	400	8	35	N/A	²⁶
	Existing DSF	3-10 acres					75	50	50	250	8	35		
RA	DSF	2 acres	0.45 ^{11, 22}	20	20	10	75	50	50	200	10	35/ 2 ½ stories	N/A	1.5 times building height of above-ground structures from the side and rear property lines. Ground level accessory structures such as swimming pools will be a minimum of a twenty-five foot setback from the side or rear yards ¹⁴
	CSF	1 acre					50	30	40	150		35/ 2 ½ stories		
RS	DSF	1.5 acres	0.55 ^{11, 22}	20	20	10	75	30	50	150	10	35/ 2 ½ stories	N/A	Same as above
	CSF	1 acre					50	30	40	150		35/ 2 ½ stories		
R	DSF	1 acre	0.85 ^{11, 22}	20	25	10	50	30	40	150	15	35/ 2 ½ stories	N/A	Same as above
	CSF	20,000					50	30	40	125		35/ 2 ½ stories		
R1	DSF	20,000	1.5 ²²	30	30	10	50	30	40	125	20	35/ 2 ½ stories	2	Same as above
	CSF	15,000					40 ¹²	30 ⁹	40	100		35/ 2 ½ stories		
	ASF ³	12,000					40 ¹²	30 ⁹	40	75		35/ 2 ½ stories		
CR	DSF	17,500	2 ²²	10	30 ¹⁰	10	40	25	40	120	30	35/ 2 ½ stories	3	Same as above
	CSF	12,000					40	25	40	90		35/ 2 ½ stories		
	ASF ³	8,500					25 ¹²	30 ⁹	40	85		35/ 2 ½ stories		
	TH	2,000					25 ¹²	0/int. 20/ext.	25	14 per unit		35/ 2 ½ stories		

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Zone ¹	Unit Type ^{7,5}	Minimum ^{2, 6, 31} Lot Size Per Unit (square feet unless otherwise indicated)	Units ¹ Per Acre All Unit Types ^{3, 15, 22}	Minimum Tract Area for Cluster (acres)	Space Dedicated Cluster Design (percent)	Usable Recreation for Cluster (percent)	Front Yard (feet)	Setback Side Yard (feet)	Rear Yard ²⁰ (feet)	Minimum Lot Width at Setback (feet)	Maximum Impervious Surface (percent)	Maximum Building ²¹ Height (feet)	TDC Maximum Density (units per acre)	Setback from any Property Line for Other Accessory Uses ⁴
AH and RCA ¹⁹	DSF	15,000		10	20 ¹⁰		40 ¹²	25	40	100	20	30	N/A	Same as above
	CSF	10,000					30 ¹²	20	30 ¹⁴	80	25	30		
		7,000					25 ¹²	10	25 ¹⁴	70	40	30		
	ASF ³	5,000 ¹⁸					25 ¹²	0/int. 20/ext. ¹⁷	20 ¹⁴	50 ¹³	48 ¹⁸			
	TH	2,000					25 ¹²	0/int. 20/ext.	25	14 per unit	50 ¹⁶			
R2	DSF	8,000	4 ^{8, 22}	10	30 ¹⁰	10	25 ¹²	20	25	75	40	35/ 2 ½ stories	5	Same as above
	CSF	5,000					25 ¹²	10	25	50		35/ 2 ½ stories		
	ASF ³	5,000					25 ¹²	20 ⁹	25	50		35/ 2 ½ stories		
	TH	2,000					25 ¹²	0/int. 20/ext.	25	14 per unit 14 per unit		35/ 2 ½ stories		
	GA						25 ¹²	0/int. 20/ext.	25	60 40	40	35/ 2 ½ stories	9	Same as above
PD	DSF	6,000	8 ^{8, 22}	10	30 ¹⁰	10	25 ¹²	10	25	40		35/ 2 ½ stories		
	CSF	4,000					25 ¹²	10	25	14 per unit		35/ 2 ½ stories		
	ASF ³	4,000					25 ¹²	20 ⁹	25			35/ 2 ½ stories		
	TH	2,000					25 ¹²	0/int. 20/ext.	25	14 per unit		35/ 2 ½ stories		
	GA						25 ¹²	0/int. 20/ext.	25			35/ 2 ½ stories		
ARPDG ²⁹														
RC ³⁰														
R8A	DSF	8,000	32				20	15	20	80	For lot sizes less than 10,000 SF but not to exceed 3,200 SF of impervious coverate: 40 For lot sizes equal to or greater than 10,000 SF: 35	35/ 2 ½ stories		10

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Notes for Schedule for Residential Zones

N/A Not an available option.

- ¹ Except in the AH, RCA, RC and ARPDG Zone Districts, which are exempted from the critical area calculations and requirements herein, the permitted density for all minor residential subdivisions and preliminary major residential subdivisions and site plans shall be determined based upon the extent of critical areas identified in the Natural Resources Inventory and subject to the provisions contained in § 188-46B.
- ² All cluster, multifamily and planned developments, except in the AG Zone, require public water and public sewer service for approval; any lot proposed for development with septic systems shall have a minimum lot size per dwelling unit based on the approved location of the septic system but shall not be less than two acres; and any lot proposed for development without a public water supply shall not be less than two acres each.
- ³ ASF homes shall include patio homes allowing a zero side yard setback on one side of the lot. Patio homes constructed adjacent to an existing single-family home shall have the zero lot line on the far side from the existing home.
- ⁴ The minimum building setback along State Highway 206 is 125 feet; reverse frontage is to be used whenever possible.
- ⁵ All single-family detached residential homes in all zones shall provide a minimum of two nonstacked off-street parking spaces.
- ⁶ (Reserved)¹
- ⁷ DSF = detached single-family; CSF = clustered single-family; ASF = attached single-family; TH = townhouse; GA = garden apartment.
- ⁸ Developments exceeding a density of 2.5 units per gross acre shall incorporate one or more forms of attached housing, i.e., duplex, quadplex, townhouse or apartment.
- ⁹ The thirty-foot side yard for one side only. The other side is a common wall with the attached unit.
- ¹⁰ Section 188-98F shall be adhered to where more than 30% of the units are some form of multifamily or attached housing.
- ¹¹ The density of unit(s) per acre is based on the minimum lot size with deduction taken for land needed for streets. The measured edge to edge of the right-of-way assumed amount needed for streets increases as the density increases and lot sizes decline. The loss to streets was assumed at 10% in the Mountain, Agricultural and RA Zones and 15% in the RS and R Zones.
- ¹² The front yard may be as shown only in those instances where the garage entrance faces the side or rear yard or where there is no garage or where the parking area is in the side or rear yard and set back farther than the principal building. Where the parking is in the front yard and/or where the garage entrance faces the front yard, the minimum front yard shall be 40 feet, except that, in any district, the front yard setback may be less than 40 feet, provided that there is a double-wide driveway and the pavement width of the street is a least 32 feet.
- ¹³ A subdivision, designed with reverse frontage, on an existing primary or secondary local street or on a collector or arterial road shall have a rear yard setback equal to the front yard setback requirements of the zone within which the subdivision lies.
- ¹⁴ For purposes of constructing a deck or in-ground pool on a cluster, single-family lot or the rear yard of a duplex unit, the rear yard setback may be reduced by applying a factor of 0.001 to the lot size in question. For example, for a lot of 12,534 square feet (12,534 x 0.001 = 12.534 feet) would be permitted to have a rear yard setback of 12.5 feet. This flexibility only applies when the established rear yard setback cannot be met.
- ¹⁵ The AH and RCA Districts have been created as a result of mediation agreements pursuant to the Fair Housing Act and the requirements of the New Jersey Council on Affordable Housing. They are consistent with the adopted Housing Element prepared under the Fair Housing Act. As a result, the following requirements shall apply to these zoning districts, together with the other conditions imposed by the mediation agreement and the developer's agreement. While the deductions for critical areas and floodways in Footnote (1) above do not apply in the AH and RCA Districts, nevertheless, the design of any development in the AH and RCA Districts shall avoid placement of improvements in these critical areas. Further, the approving authority shall have the authority to waive certain design standards in the AH District as specified in § 188-11, provided that the granting of any design waiver does not create a health or safety concern for either the Township or the future residents of the development; otherwise the standard provisions of this chapter shall apply.
- A. In the one-hundred-eighty-acre AH District along Auten Road:
- (1) Maximum density of 3.172 units per gross acre.
 - (2) Maximum 571 units.
 - (3) Four hundred forty market-level units.
 - (4) Forty market-level rental units.
 - (5) Ninety-one low/moderate rental units.
 - (6) Compliance with the Affordable Housing Ordinance.
 - (7) Compliance with any developer's agreement resulting from the subdivision and site plan approval process.
 - (8) Compliance with the mediation agreement.
- B. In the fifty-seven-acre RCA District on Dukes Parkway East next to Manville:
- (1) Maximum density of 3.386 units per gross acre.
 - (2) Maximum 193 market-level units.
 - (3) Compliance with the Affordable Housing Ordinance.
 - (4) Compliance with any developer's agreement resulting from the subdivision and site plan approval process.
 - (5) Compliance with the mediation agreement.
- ¹⁶ For the AH, RCA, TH and GA Districts, the coverage shall refer to the percentage of the entire tract, including buildings, driveways, parking lots, interior roads, sidewalks, curbing and similar surface materials.
- ¹⁷ The side yard may be less than 20 feet, but no less than 15 feet in any event, provided that the portion of the building with less than a twenty-foot side yard setback is limited to one location and does not exceed a length of 25 feet. The remaining side yard setbacks shall be at least 20 feet.
- ¹⁸ For detached single-family homes and patio homes in a cluster design of no more than seven dwelling units per cluster served from a cul-de-sac no longer than 125 feet, the minimum lot size shall be 4,000 square feet, provided that the minimum average lot size of all lots designed in this manner shall not be less than 5,000 square feet. (For example, for each lot less than 5,000 square feet, another lot shall be larger than 5,000 square feet in order to maintain the average.) The minimum lot width shall be 50 feet, except that no more than three lots in each group of lots may be reduced to a width of 25 feet.
- ¹⁹ (Reserved)²
- ²⁰ For purposes of locating a shed, where lot size is under 25,000 feet, the rear yard may be reduced to five feet.

¹ Editor's Note: Former Note b, regarding lot size adjustment to reflect critical areas, as amended 6-28-1988 by Ord. No. 88-10, was repealed 4-12-2005 by Ord. No. 2005-02.

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²¹ (Reserved)³

²² (Reserved)⁴

²³ See § 188-99.4E for other permitted uses and bulk requirements, including accessory uses.

²⁴ For any lot which was previously conforming on 12-30-2002, a building permit may be issued without an appeal to the Board of Adjustment pursuant to § 188-66.

²⁵ See lot size averaging option pursuant to § 188-99.4G(2).

²⁶ See § 188-99.3E for other permitted uses and bulk requirements, including accessory uses.

²⁷ See lot size averaging and open lands ratio subdivision options pursuant to § 188-99.3G(2).

²⁸ See § 188-99.5D for accessory use requirements.

²⁹ See § 188-99.2D and E.

³⁰ See § 188-99.1C and D.

³¹ See § 188-49 for flag lot requirements.

³² The maximum number of residential units in the R8A Zone shall be 380. See § 188-98I.

² **Editor's Note: Added 8-28-1988 by Ord. No. 88-10.**

³ **Editor's Note: Added 8-22-1993 by Ord. No. 93-21.**

⁴ **Editor's Note: Former Note b, regarding density percentages approximations, as amended 6-28-1994 by Ord. No. 94-18, was repealed 4-12-2005 by Ord. No. 2005-02.**