

South Brunswick

Township Ordinance 16-57

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adjacent properties. Screening may consist of fencing, evergreens, shrubs, bushes, deciduous trees or combinations thereof to achieve the stated objectives.

e. *Landscaping.* Landscaping shall be provided as part of the overall site plan design, and screening shall be integrated into building arrangements, topography, parking and screening requirements. Landscaping shall include trees, bushes, shrubs, ground cover, perennials, annuals, plants, sculpture, art and building and paving materials.

f. *Signs.* Signs shall be designed to be aesthetically pleasing and harmonious with other signs on the site and shall be located so as to achieve their purpose without constituting hazards to vehicles and pedestrians. They shall also conform to the requirements of Section 16-38 of this chapter.

16-57 Residential Design and Performance Standards Within and Without Mixed Residential Cluster Developments. [Added 12-13-82 by Ord. No. 29-82*]

16-57.1 *Minimum Dwelling Size.* The minimum gross floor area for all dwellings shall meet the following floor area requirements or minimum floor area regulations, as specified by the United States Department of Housing and Urban Development Minimum Property Standards provisions, whichever is less restrictive:

- a. Efficiency units: five hundred (500) square feet.
- b. One-bedroom units: six hundred (600) square feet.
- c. Two-bedroom units: eight hundred (800) square feet.
- d. Three-bedroom units: one thousand (1,000) square feet.
- e. Four-bedroom-or-more units: one thousand two hundred (1,200) square feet, plus two hundred (200) square feet per additional bedroom.

16-57.2 *Single-Family Dwellings.*

a. *Definition:* A residential structure which is occupied by one (1) family, without common walls with other residential structures.

* Editor's Note: This ordinance also repealed former Section 16-57, Standards and Principles for Planned Unit Residential Developments.

b. Not more than one (1) single-family dwelling shall be located on any one (1) individual lot.

c. No single-family dwelling shall be constructed, erected, altered or used which is so markedly incongruous or unharmonious with the character of the neighborhood as to materially decrease the value of adjacent or nearby property. The architectural character of each single-family home shall be compatible in color, style, size and facade materials with other homes in the same neighborhood.

d. The following are the minimum area, yard and density requirements for single-family dwellings located within a mixed residential cluster development:

1. The minimum lot size shall be seven thousand five hundred (7,500) square feet.

2. The minimum lot width shall be seventy-five (75) feet. The minimum lot depth shall be one hundred (100) feet.

3. No building shall be closer than twenty-five (25) feet to the street line. The minimum side yard shall be ten (10) feet, and the minimum rear yard shall be twenty-five (25) feet.

4. No more than five (5) single-family dwellings shall occupy any one (1) acre in a mixed residential cluster development.

5. Adequate on-site parking must be provided on the same lot on which a dwelling is situated.

16-57.3 *Patio and Zero Lot Line Dwellings.*

a. Definition: A residential structure which is occupied by one (1) family, without common walls with other residential structures. "Patio homes" are a series of detached dwellings where internal private patios or yard areas are partially or completely surrounded by a fence or building wall. "Zero lot line homes" are a series of detached dwellings which are situated on one (1) or more lot lines, which eliminate unutilized yard areas.

b. Not more than one (1) single-family detached patio or zero lot line dwelling shall be located on any one (1) individual lot.

c. No patio or zero lot line dwelling shall be constructed, erected, altered or used which is so markedly incongruous or unharmonious

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with the character of the neighborhood as to materially decrease the value of adjacent or nearby property. The architectural character of each patio or zero lot line home shall be compatible in color, style, size or facade materials with other homes in the same neighborhood.

d. Patio and zero lot line homes may only be permitted at the discretion of the municipal agency, after an applicant has demonstrated that adequate usable yard areas have been preserved and the ultimate housing product is an affordable alternative to traditional single-family detached homes, without the compromise of quality, design or amenities. Units shall be designed to provide maximum safety and privacy for residents.

e. The following are the minimum area, yard and density requirements for patio and zero lot line dwellings located within a mixed residential cluster development:

1. The minimum lot size shall be five thousand (5,000) square feet. However, no more than seventy-five percent (75%) of the lots in a patio or zero lot line cluster shall be built upon the minimum lot size. The minimum lot depth shall be one hundred (100) feet.

2. No building shall be closer than fifteen (15) feet to any street line.

3. No more than four (4) patio homes shall be grouped together. Groupings shall be separated by a minimum of fifteen (15) feet.

4. Adequate fire and emergency access must be provided to the front and rear of all dwellings.

5. Zero lot line dwellings shall have a minimum of fifteen (15) feet between dwellings.

6. No more than seven (7) patio or zero lot line dwellings shall occupy any one (1) acre in a mixed residential cluster.

7. Adequate on-site parking must be provided on the same lot on which a dwelling is situated.

16-57.4 *Townhouse Attached Dwellings.*

a. **Definition:** A residential structure with common walls, without common ceilings or floors, consisting of two (2) or more dwellings.

b. No townhouse dwelling shall be constructed, erected, altered or used which is so markedly incongruous or inharmonious with the character of the neighborhood as to materially decrease the value of adjacent or nearby property. The architectural character of each townhouse shall be compatible in color, style, size and facade materials with other homes in the same neighborhood. Units shall be designed to provide maximum safety and privacy for residents.

c. The following are the minimum area, yard and density requirements for townhouses within a mixed residential cluster development:

1. Minimum tract size for like units shall be ten (10) acres, where the tract shall have a minimum frontage of three hundred fifty (350) feet on an approved public street.

2. The maximum building coverage shall be twenty percent (20%) of the total land area of the tract.

3. The minimum lot size shall be two thousand (2,000) square feet. The minimum lot width shall be eighteen (18) feet.

4. No building shall be closer than ten (10) feet to any street line or parking area.

5. No more than eight (8) townhouse homes shall be grouped together. Groupings shall be separated by a minimum of twenty-five (25) feet.

6. Adequate fire and emergency access must be provided to the front and rear of all dwellings.

7. No more than eight (8) townhouses shall occupy any one (1) acre in a mixed residential cluster average tract.

d. Each townhouse shall contain a minimum of two (2) means of access.

e. Each townhouse shall contain storage space in an amount and of a design which meets or excels the Department of Housing and Urban Development Minimum Property Standards.

f. Each townhouse shall contain separate and complete kitchen and bathroom facilities.

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g. In townhouse buildings, provision shall be made so that television antenna equipment will be built into the building. No individual antennas shall be permitted to be erected on the roof.

h. A party wall, constructed of a minimum eight-inch-thick solid masonry wall meeting the roof sheathing shall be placed between every townhouse dwelling (BOCA approved equivalent).

16-57.5 *Multifamily Dwellings.*

a. Definition: A residential structure with common walls, ceilings or floors, occupied by two (2) or more families.

b. No multifamily structure shall be constructed, erected, altered or used which is so markedly incongruous or inharmonious with the character of the neighborhood as to materially decrease the value of adjacent or nearby property. The architectural character of each multifamily structure shall be compatible in color, style, size and facade materials with other homes in the same neighborhood. Units shall be designed to provide maximum safety and privacy for residents.

c. The following are the minimum area, yard and density requirements for multifamily structures within and without a mixed residential cluster development:

1. Minimum tract size for like units shall be fifteen (15) acres, where the tract shall have a minimum frontage of four hundred (400) feet on an approved public street.

2. The maximum building coverage shall be twenty-five percent (25%) of the total land area of the tract.

3. No building shall be closer than ten (10) feet to any street line or parking area.

4. Multifamily structures shall be separated by a minimum of thirty (30) feet.

5. Adequate fire and emergency access must be provided to the front and rear of all multifamily structures.

6. No more than fifteen (15) multifamily dwellings shall occupy any one (1) acre average over the tract.

7. There shall be a minimum of four (4) units per multifamily structure.

- d. All accessways must comply with BOCA regulations.
- e. Each multifamily structure shall contain, for each dwelling unit, fifty (50) cubic feet of common storage area for bicycles, carriages, etc., to be located on the ground floor.
- f. Each multifamily dwelling unit shall contain storage space in an amount and of a design which meets or exceeds the Department of Housing and Urban Development Minimum Property Standards.
- g. Laundry washing and drying machines shall be located in the basement of a multifamily structure, on each dwelling unit.

16-57.6 Mixed Residential Cluster Performance Standards.

a. *Schedule of Housing Types.* The following table enumerates the permitted percentage of mixed housing types for the appropriate zone.

<i>Housing Type</i>	<i>Permitted Percentage of Housing Type</i>			
	<i>RM-3</i>	<i>RM-4</i>	<i>PRD-I</i>	<i>PRD-II and PRD-III</i>
Single-Family	10-25	10	10-25	
Single-Family, Patio or Zero Lot Line	50	50	25	25-50
Townhouse	40	20-40	40	25-50
Multifamily	*	20-40	25-40	25-50

* Multifamily is only permitted by the discretion of the municipal agency.

- b. The minimum buffer between groups of different housing types shall be fifty (50) feet.
- c. Bikeway and pedestrian systems must be used in all mixed residential cluster development.
- d. Mixed residential cluster developments must comply with the landscaping standards set forth in this chapter.

16-58 Reserved.*

* Editor's Note: Former Section 16-58, Standards for Multifamily Units Within or Without a Planned Unit Residential Development, was repealed 12-13-82 by Ord. No. 29-82.