

Hopewell Township, Mercer County, NJ

Schedule of Bulk Zoning Requirements

RESIDENTIAL USES – GENERAL INFORMATION ONLY

(SEE ORDINANCE FOR FULL REQUIREMENTS)

Ord Ref 17-	District	Minimum Lot Area.	Minimum Lot Width	Minimum Lot Depth	Minimum Front Yard	Minimum Side Yard	Minimum Rear Yard	Maximum Building Height	Maximum Lot Coverage	Minimum Open Space	Density Single Family
159 i	R150 – Non-Cluster	60,000 sf	200 ft.	200 ft. ¹	75 ft.	50 ft. ea.	50 ft.	35 ft. ²	15%	n/a	
159 i	R150 – Cluster	40,000 sf	150 ft.	200 ft. ¹	75 ft.	40 ft. ea.	50 ft.	35 ft. ²	15%	25% ³	
159 j	R100 – With Sewer & Water – Cluster	7,000 sf	70 ft.	100 ft. ¹	30 ft. ²	10 ft. ea.	25 ft.	35 ft. & 2 Sty ³	30%	55%	2.0/Ac ⁴
159 j	R100 – with Sewer & Water – Conventional Development	20,000 sf	100 ft.	125 ft. ¹	45 ft. ²	20 ft. ea.	40 ft.	35 ft. & 2 Sty ³	20%	n/a	2.0/Ac ⁴
159 j	R100 – with Wells and / or Septic	80,000 sf	150 ft.	200 ft. ¹	75 ft. ²	40 ft. ea.	50 ft.	35 ft. & 2 Sty ³	15%	n/a	0.5/Ac
159 k	R-75	11,250 sf	75 ft.	125 ft.	40 ft.	10 ft. ea.	25 ft.	35ft. & 2 Sty	25%	n/a	3.0/Ac
159 k	R-50	6,250 sf	50 ft.	125 ft.	40 ft.	10 ft. ea.	25 ft.	35 ft. & 2 Sty	40%	n/a	5.5/Ac
92	R-5										
	Atrium, Patio, Townhouse, Duplexes & Quadplexes (See Note 1)				20 ft. ²	20 ft. ea. ^{2,3}	25 ft. ²	35 ft. & 2 Sty ⁴	30% ⁵	n/a	
	Garden Apts. n/a	n/a	n/a	n/a	20 ft.	20 ft. ea.	25 ft.	35 ft. & 3 Sty ⁴	22% ⁵	n/a	
	Detached Single Family 7,000 sf	70 ft. ⁶	100 ft.	30 ft.	10 ft. ea. ⁶	25 ft.	35 ft. & 2 Sty ⁴	35%	n/a		
	Detached Single Family Age-55+ ⁷ 6,600 sf	60 ft.	110 ft.	Note 7	Note 7	20 ft.	35 ft. ⁴	Note 7			
92	R-5 Non-Profit & Limited Profit Low/Moderate Income Housing per §17-159c										
	Age 62+ (See Note 1)				50 ft. ²	50 ft. ea. ^{2,3}	50 ft. ²	40 ft. ⁴	35% ⁵		
	All Other (See Note 1)				100 ft. ²	100 ft. ea. ^{2,3}	100 ft. ²	35 ft. ⁴	35% ⁵		

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Ord Ref	District	Minimum Lot Area.	Minimum Lot Width	Minimum Lot Depth	Minimum Front Yard	Minimum Side Yard	Minimum Rear Yard	Maximum Building Height	Maximum Lot Coverage	Minimum Open Space	Density Single Family
160	MRC										
i	Conventional Subdivision										
		14 Ac	400 ft.	500 ft. ¹	150 ft. ²	75 ft. ea.	75 ft.	35 ft.	6%		
i	Lot Averaging, Cluster or Open Lands Design										
		80,000 sf	200 ft.	200 ft. ¹	75 ft. ²	50 ft. ea.	50 ft.	35 ft.	15%	75% ⁴	
m(1)c	MRC/R250 (Pre 9/20/2001)										
		3 Ac	250 ft.	300 ft.	100 ft.	60 ft. ea.	60 ft.	35 ft.	10%		
160	VRC										
i	Conventional Subdivision										
		6 Ac	300 ft.	400 ft. ¹	100 ft. ²	60 ft. ea.	60 ft.	35 ft. ³	10%		
i	Lot Averaging, Cluster or Open Lands Design										
		80,000 sf	200 ft.	200 ft. ¹	75 ft. ²	50 ft. ea.	50 ft.	35 ft. ³	15%	60% ⁴	
m(1)c	VRC/R200 (Pre 9/20/2001)										
		80,000 sf	200 ft.	200 ft.	100 ft.	50 ft. ea.	50 ft.	35 ft.	10%		

ACCESSORY STRUCTURES – RESIDENTIAL AND NON-RESIDENTIAL LOTS

(17-159 h) Accessory Structure	Minimum Distance to			
	Front Lot Line	Side Lot Line	Rear Lot Line	Max. Height. ²
Barn, Silo, Animal Shelter	100'	100'	100'	60'
Farm Stand	20'	100'	n/a	14'
Nursery Outlet	65'	100'	n/a	14'
Swimming Pool	Note 1	10' (R5) – 20' All Other	20'	n/a
Tennis Court – Unlighted	Note 1	20'	20'	n/a
Tennis Court – Lighted	Note 1	40'	40'	n/a
Garage	Note 1	20'	20'	18'
Tool Shed (< 200 Square Feet)	Note 1	10'	10'	14'
Tool Shed (200 SF or Larger)	Note 1	20'	20'	14'
Pro Shop, Club House Restaurant	400'	400'	400'	35'

NOTES FOR ACCESSORY STRUCTURES

Note 1. Same as the front yard setback for the principal building.

Note 2. Any development located in an airport hazard area shall be limited to such lower height as required in an airport hazard area. The maximum height allowed shall be dependent on the distance of the structure or tree from the side or the end of the runway and shall be limited in height as defined in section 17-159d,8.

For other detached accessory structures to residences, the side and rear line requirements shall be one-half those specified for the principal structure and the front line requirement shall be the same as the principal structure

RESIDENTIAL USES – GENERAL INFORMATION ONLY
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NOTES FOR VARIOUS RESIDENTIAL DISTRICTS

R-150 District Notes

- Note 1. All lots requiring reverse frontage along arterial and collector streets have an additional 25 feet of depth to allow for the establishment of the buffers outlined in subsection 17-89j.
- Note 2. Any developer located in an airport hazard area shall be limited to such lower height as required in an airport hazard area. The maximum height allowed shall be dependent on the distance of the structure or tree for the side or the end of the runway and shall be limited in height as defined in section 17-159d,8.
- Note 3. The open space requirement is only applicable to cluster designs.

R-100 District Notes

- Note 1. All lots requiring reverse frontage along arterial and collector streets shall have an additional 25 feet of depth to allow for the establishment of the buffers outlined in section 17-89j.
- Note 2. Whenever a pattern of existing building setbacks or front yards, involving four or more dwellings adjacent to and located on each side of the proposed structure are established at less than the minimum front yard required above, a new structure may be built no closer to the street line than the average setbacks of such existing buildings.
- Note 3. Any development located in an airport hazard area shall be limited to such lower height as required in an airport hazard area. The maximum height allowed shall be dependent on the distance of the structure or tree from the side or the end of the runway and shall be limited in height as defined in section 17-159d,8.
- Note 4. Any development in the R-100 District exceeding a density of 1.0 unit/acre shall be permitted only when the property is served by both water and sewer and when the developer contributes to the township's lower income housing fund established to assist the development of lower income housing. For each additional detached single family dwelling unit in excess of 1.0 unit/acre, the developer shall make a payment to the lower income housing fund in the amount and manner set forth in Chapter X.

R-5 District Notes

- Note 1. Townhouses, atrium and patio units: Minimum lot width 20 feet. Duplex units: Minimums at 80' x 100' = 8,000 sf/duplex; where the overall lot may be subdivided, the minimum lot width for one of the units shall be 30 feet. Quadplex: Minimums at 100' x 150' = 15,000 sf/quadplex; where the overall lot may be subdivided so each dwelling unit is on a separate lot, the minimum lot width for any unit shall be 20 feet.
- Note 2. The minimum setback from any interior parking lot shall be 15 ft.
- Note 3. For townhouses, the side yards for attached units is zero feet.
- Note 4. Any development located in an airport hazard zone shall be limited to such lower height as required in an airport hazard area. The maximum height allowed shall be dependent on the distance of the structure or tree from the side or the end of the runway and shall be limited in height as defined in section 17-159d,8.
- Note 5. The maximum lot coverage is for the entire townhouse and apartment complex.
- Note 6. Lot size averaging shall be permitted for detached single family lots. The average lot width and lot frontage throughout the tract shall be at least 70 feet, but the minimum lot width and frontage shall be 50 feet. No more than half the number of lots in the development may be less than 70 feet in width and/or frontage. No lot shall be less than 7,000 sf in area in any event. Developments may offset homes to one side of the lot provided the minimum distance between principal buildings on adjacent lots remains at least 20 feet. Where a principal building is offset to one side of the lot, the minimum side yard on the side shall be one foot provided: (a) the adjacent lot provides an access easement for access to the offset home for maintenance and repair. This easement shall encroach on the adjacent lot such distance as is necessary to assure a distance of 12 feet from the walls and corners of the offset home; (b) the easement shall prohibit structures and plantings whose location and height would impede access to either the easement or the adjacent home; and (c) the opposite side yard of the offset home is increased to at least 19 feet.
- Note 7. Developments for age-restricted single family home lots shall be required to contain at least 100 dwelling units and to impose a deed restriction limiting occupancy to at least one person being 55 years of age or older and prohibiting children under the age of 19. The zoning requirements shall include a front yard setback that shall be greater of either 20 feet from the street right-of-way or 23 feet from the nearest sidewalk, or, if there is no sidewalk, from the curb. The side yard shall provide a minimum distance between principal buildings on adjacent lots of at least 18 feet, except that where the principal buildings on a lot is off-set to one side creating a minimum side yard less than 10 feet, but in any event not less than 5 feet, there shall be an access easement on the adjacent lot unobstructed by plantings, fences, and other structures or impediments so that the offset home has an unobstructed distance of at least 12 feet from the walls and corners of the offset home. Individual lots may have a maximum lot coverage of 50 percent provided the total maximum coverage within the area of the entire development does not exceed 35 percent.

MRC/VRC District Notes

- Note 1. All lots requiring reverse frontage along arterial and collector streets shall have an additional 25 feet of depth to allow for the establishment of the buffers outlined in subsection 17-89j.
- Note 2. Lots fronting on Route 31 shall have a minimum front yard setback of 200 feet.
- Note 3. Any developer located in an airport hazard area shall be limited to such lower height as required in an airport hazard area. The maximum height allowed shall be dependent on the distance of the structure or tree for the side or the end of the runway and shall be limited in height as defined in section 17-159d,8.
- Note 4. The open space requirement is only applicable to cluster designs. See section 17-160i,2, 3, 4 and 5 for additional standards relating to open lands, clustering, lot averaging and conventional subdivision designs.