

Chapter 525 ZONING

ARTICLE I

Title; Purpose; Scope; Definitions

§ 525-1. Title.

§ 525-2. Interpretation and purpose.

§ 525-3. Scope.

§ 525-4. Definitions.

PLANNED DEVELOPMENT — Planned unit development, planned unit residential development, or residential **cluster**.

PLANNED UNIT DEVELOPMENT — An area with a specified minimum contiguous acreage of 10 acres or more to be developed as a single entity according to a plan, containing one or more **residential clusters** or planned unit residential developments and one or more public, quasi-public, commercial or industrial areas in such ranges of ratios of nonresidential uses to residential uses as may be specified in this chapter.

PLANNED UNIT RESIDENTIAL DEVELOPMENT — An area with a specified minimum contiguous acreage of five acres or more to be developed as a single entity according to a plan containing one or more **residential clusters**, which may include appropriate commercial or public or quasi-public uses all primarily for the benefit of the residential development.

§ 525-20. **PRC Planned Residential Conservation District. [Amended 3-16-2010 by Ord. No. 198-2010]**

A. Use regulations.

- (1) Uses by right. In any PRC District, land, buildings or premises may be used by right for any of the following purposes:
 - (a) Single-family detached dwellings.
 - (b) Churches, synagogues or similar places of worship and related religious facilities subject to Section 525-62.
 - (c) Municipal uses and facilities which shall further include, without limitation, parks, informational centers, walkways, trails, observation decks and related accessory uses for passive recreation, subject to Section 525-60.
 - (d) Schools subject to Section 525-63.
- (2) Accessory uses. Only the following accessory uses may be permitted in any PRC District:
 - (a) Off-street parking facilities.
 - (b) Private and semiprivate recreation facilities subject to Section 525-61.
 - (c) Residential accessory uses subject to Section 525-54.

B. Area and bulk regulations.

- (1) Development area. Ninety-five (95) contiguous acres serviced by sewer and water. For purposes of this requirement, streets existing prior to the proposed planned development shall not be deemed to divide the acreage but if improved public streets, they shall be considered part of the acreage. For purposes of this paragraph, property in this district may be combined with property in the PRC(O) District.
- (2) Lot sizes. Lot sizes may be freely disposed and arranged, provided the plan conforms to a development plan approved by the Department of Environmental Protection pursuant to the Coastal Area Facilities Review Act (CAFRA), N.J.S.A. 13:19-1 et seq., if applicable, and by the Planning Board pursuant to the applicable provisions contained in the City's site plan review procedures and/or subdivision ordinance, and in accordance with the provisions of this section. For purposes of this paragraph, property in this district may be combined with property in the PRC(O) District.
- (3) Streets. Streets shall conform to all of the requirements of this chapter and the residential site improvement standards except that cul-de-sacs will not be permitted.
- (4) Minimum requirements.

TABLE 1

Lot size per unit	8,000 sq. ft.
Front yard setback	25 feet
Lot width	40 feet
Lot frontage	40 feet*
Habitable ground floor area	1200 sq. ft. (one story) 850 sq. ft. (more than one story)
Rear yard	30 feet
Each side yard	10 feet**
Total side yard	20 feet

NOTES:

* For corner lots, see definition of lot coverage. For lots fronting on curved streets, apply the standard for cul-de-sac in definition of lot frontage.

**Side yard requirement applies to detached side of each unit

- (5) Maximum regulations.
 - (a) Density. The maximum average gross density for detached single-family detached residential development shall be 9,375 square feet per building lot.
 - (b) Lot coverage. The maximum average lot coverage for all detached single-family residential units shall be 50 percent per building lot.
 - (c) Maximum building height. Maximum building height for single-family detached and semidetached dwellings shall be 35 feet.
 - (d) Floor area ratio. The maximum floor area ratio for all single-family detached residential units shall be 50 percent per unit.

C. Supplemental regulations. As required by Articles IX, X and XI, inclusive.

- D. Preserved open space. At least 75 percent of the tract (including land developed within the PRC(O) District) shall be preserved open space and conveyed to a state, county or local governmental entity for conservation purposes, subject to the ability to utilize the open space for passive recreation, including informational buildings, walkways, trails, observation decks.

§ 525-20.1 PRC(O) Planned Residential Conservation Overlay District.

A. Use regulations.

- (1) Uses by right. In any PRC(O) District, land, buildings or premises may be used by right for all the purposes in the PRC District. In addition, single-family semi-detached dwellings may be used by right.

B. Area and bulk regulations.

- (1) Development area. Ninety-five (95) contiguous acres serviced by sewer and water. For purposes of this requirement, streets existing prior to the proposed planned development shall not be deemed to divide the acreage but if improved public streets, they shall be considered part of the acreage. For purposes of this paragraph, property in this district may be combined with property in the PRC District.
- (2) Lot sizes. Lot sizes may be freely disposed and arranged, provided the plan conforms to a development plan approved by the Department of Environmental Protection pursuant to the Coastal Area Facilities Review Act (CAFRA), N.J.S.A. 13:19-1 et seq., if applicable, and by the Planning Board pursuant to the applicable provisions contained in the City's site plan review procedures and/or subdivision ordinance, and in accordance with the provisions of this section. For purposes of this paragraph, property in this district may be combined with property in the PRC District.
- (3) Streets. Streets shall conform to all of the requirements of this chapter and the residential site improvement standards except that cul-de-sacs will not be permitted.
- (4) Minimum requirements.

TABLE 1

	Single-Family Detached	Semidetached
Lot size per unit	5,000 sq. ft.	4,500 sq. ft.
Front yard setback	25 feet	20 feet
Lot width	40 feet	35 feet
Lot frontage	40 feet*	35 feet*
Habitable ground floor area	1200 sq. ft. (one story) 850 SF (more than one story)	840 sq. ft.
Rear yard	30 feet	25 feet
Each side yard	10 feet	8 feet**
Total side yard	20 feet	NA

NOTES:

* For corner lots, see definition of lot coverage. For lots fronting on curved street, apply the standard for cul-de-sac in definition of lot frontage.

**Side yard requirement applies to detached side of each unit.

(5) Maximum regulations.

- (a) Density. The maximum average gross density for detached single-family detached residential development shall be 5,000 square feet per building lot. The maximum average gross density for semidetached dwelling development shall be 4,500 square feet per building lot.
- (b) Lot coverage. The maximum average lot coverage for all detached single-family residential units shall be 50 percent per building lot. The maximum average lot coverage for all single-family semi-detached residential units shall be 70 percent per building lot.
- (c) Maximum building height. Maximum building height for single-family detached and semidetached dwellings shall be 35 feet.
- (d) Floor area ratio. The maximum floor area ratio for all single-family detached residential units shall be 50 percent per unit. The maximum floor area ratio for all single-family semi-detached residential units shall be 45 percent per unit.

C. Supplemental regulations. As required by Articles IX, X and XI, inclusive.

- D. Preserved open space. At least 75 percent of the tract (including land developed within the RCP District) shall be preserved open space and conveyed to a state, county or local governmental entity for conservation purposes, subject to the ability to utilize the open space for passive recreation, including informational buildings, walkways, trails, observation decks.