

LAND MANAGEMENT

Area, Yard and Bulk Regulations¹ Sourland Mountain Township of East Amwell

[Amended 9-11-1997 by Ord. No. 97-23; 3-8-2001 by Ord. No. 01-02; 12-11-2003 by Ord. No. 03-20; 7-15-2004 by Ord. No. 04-15]

	Minimum Lot			Minimum Yards			Maximum Building Height (feet)	Maximum Lot Coverage	
	Area (acres)	Width (feet)	Depth (feet)	Front ² (feet)	Side (feet)	Rear ² (feet)			
Single family	15	500	500	100	100	100	35	5% for 1st five acres; 3% for additional lot area up to 15 acres; 1% for additional lot area over 15 acres	
Second living unit	30	500	500	100	100	100	35		
Farm	30	500	500	100	100	100	60		
Home occupation	15	500	Same as single family.						
Wireless telecommunications tower	10	300	300	200 ³	200 ³	200 ³	100 single vendor; 120 multiple vendor		
Public utility	3	250	250	100	50	50	20		
Fire house/municipal service	1	200	200	100	50	100	50		
Accessory building ⁴					50	50	20		

NOTES:

¹ The minimum setback of wells and septic systems from any street right-of-way or other property line, or the minimum distance between wells and septic facilities, or between two septic facilities, whether on the same lot or adjoining lot, shall be in accordance with the Board of Health regulations. Where the minimum requirements of this district might not provide sufficient area or space to meet the Board of Health regulations, then the area and dimensional requirements of this district shall be increased until the Board of Health regulations are able to be met.

² All clearing and development shall be limited to the area within 500 feet of the street line, when the lot abuts a street. At time of subdivision, the Planning Board shall determine the appropriate setback based on consideration of resource conservation factors, including scenic roadside character, water resource conservation or woodland conservation.

³ Or two times the tower height, whichever is greater.

⁴ Accessory buildings shall not be located in any tree conservation buffer required pursuant to § 92-89I(2) and shall not occupy an area totaling more than 25% of a required rear yard or a maximum of 2,000 square feet, whichever is smaller. Accessory buildings shall be erected only in the side or rear yard of a principal dwelling, except in the case of a farm. On farms, an accessory building may be erected forward of the principal building,, provided it is set back a minimum of 150 feet from the street line.