

**ORDINANCE 2010-22**

**AN ORDINANCE AMENDING CHAPTER 188 (DEVELOPMENT REGULATIONS),  
ARTICLE V (DISTRICTS AND STANDARDS) OF THE CODE OF THE  
TOWNSHIP OF HILLSBOROUGH, COUNTY OF SOMERSET, STATE OF NEW  
JERSEY, TO CREATE THE ARW, AMWELL ROAD WEST DISTRICT**

**BE IT ORDAINED** by the Township of Hillsborough, County of Somerset, State of New Jersey as follows:

**SECTION 1.** The Zoning Map of the Township of Hillsborough shall be hereby amended to create the ARW, Amwell Road West District designation for Block 163, Lots 8, 9, 10, 11 and 12.

**SECTION 2.** Amend Chapter 188 of the Code of the Township of Hillsborough by creating Section 99.7 to read as follows:

Section 188-99.7 ARW Amwell Road West District

A. Purpose.

The purpose of the Amwell Road West (ARW) District is to establish a mixed-use zone district that provides for multifamily affordable housing, and single-family and multi-family market rate housing. The standards are intended to offer maximum flexibility for site design and selection of dwelling unit types in order to offer a balanced housing pattern attractive to all income and age segments of the community as part of the Township's fair share housing plan for meeting the region's low- and moderate-income housing needs.

B. Permitted Principal Uses.

- (1) Detached, Single Family Dwellings
- (2) Townhouses
- (3) Multi-Family Dwellings/Affordable Housing
- (4) Special Needs and Alternative Living Arrangement Facilities/Affordable Housing.

C. Accessory Uses.

- (1) Garages, storage sheds, tennis courts, maintenance office & storage buildings, swimming pools and other community recreational facilities (non-commercial) associated with planned residential communities are allowed in all yards but the front yard.
- (2) Trash and garbage collection areas which are fully screened except for detached, Single Family Dwellings and Townhouses.
- (3) Utilities which are compatibly designed and/or screened, as appropriate.
- (4) Storm water basins
- (5) Recreational facilities, including tot lots and sitting and picnic areas with grills.
- (6) Signage
- (7) Retaining Walls
- (8) Other subordinate structures customarily incidental and subordinate to the principal building or use on the lot.

D. Minimum Tract Area and Location.

- (1) A minimum of 20 gross acres.
- (2) A minimum of 700 feet of frontage on Somerset County Route 514 (Amwell Road).

E. Yard and Bulk Regulations for Detached, Single Family Dwellings.

- (1) Maximum Tract Area – A maximum of 6.382 acres of the overall tract area for the entire mixed-use development may be utilized for the construction of detached, single family dwellings.
- (2) Minimum Lot Size –4,500 square feet
- (3) Minimum Lot Frontage –20 feet
- (4) Minimum Lot Width –30 feet
- (5) Minimum Lot Depth –90 feet
- (6) Minimum Front Yard Setback –25 feet from public or private drive edge of pavement or curb, as appropriate.
- (7) Minimum Rear Yard Setback –20 feet
- (8) Minimum Side Yard Setback –6 feet
- (9) Maximum Impervious Coverage –50%
- (10) Maximum Building Coverage –35%

- (11) Maximum Density - 7.06 dwelling units per acre for the portion of the overall tract utilized for the construction of detached, single family dwellings.
- (12) Maximum Building Height - 35 ft or 2 ½ stories

F. Yard and Bulk Regulations for Townhouses.

- (1) Maximum Tract Area – A maximum of 2.7109 acres of the overall tract area for the entire mixed-use development may be utilized for the construction of Townhouses.
- (2) Maximum Lot Size – Maximum 3,000 square feet per dwelling unit
- (3) Minimum Lot Depth –90 feet measured from public or private drive edge of pavement or curb, as appropriate.
- (4) Minimum Front Yard Setback –25 feet from public or private drive edge of pavement or curb, as appropriate.
- (5) Minimum Rear Yard Setback –25 feet
- (6) Minimum Building to Building Distance –20 feet
- (7) Maximum Impervious Coverage –55%
- (8) Maximum Building Coverage –35%
- (9) Maximum Density - 14.76 dwelling units per acre for the portion of the overall tract utilized for the construction of Townhouses
- (10) Maximum Building Height –38 feet or 3 stories

G. Yard and Bulk Regulations for multi-family dwellings/affordable housing.

- (1) Minimum Lot Size – 1.5 acres
- (2) Minimum Lot Frontage - 200 feet
- (3) Minimum Lot Width – 200 feet
- (4) Minimum Lot Depth – 200 feet
- (5) Minimum Front Yard Setback – 20 feet
- (6) Minimum Rear Yard Setback – 20 feet
- (7) Minimum Side Yard Setback – 20 feet
- (8) Maximum Impervious Coverage – 55%
- (9) Maximum Building Coverage – 35%
- (10) Maximum Building Height – 35 ft or 2½ stories
- (11) Maximum Building Length – 230 ft
- (11) Maximum Density - 13.34 dwelling units per acre within the portion of the overall tract area utilized for the construction of Multi-Family dwellings/affordable housing.

- (13) Twenty (20) affordable multifamily units are required to be provided within the portion of the overall tract for the mixed-use development utilized for multifamily dwellings/affordable housing.

H. Yard and Bulk Regulations for affordable special needs/alternative living arrangement facilities.

- (1) Minimum Lot Size – 1.79 acres
- (2) Minimum Lot Frontage – 200 feet
- (3) Minimum Lot Width – 200 feet
- (4) Minimum Lot Depth – 200 feet
- (5) Minimum Front Yard Setback – 20 feet
- (6) Minimum Rear Yard Setback – 20 feet
- (7) Minimum Side Yard Setback – 20 feet
- (8) Maximum Impervious Coverage – 55%
- (9) Maximum Building Coverage – 35%
- (10) Maximum Building Height – 35 ft or 2½ stories
- (11) Maximum Building Length – 230 ft
- (12) Maximum Density - 13.41 dwelling units per acre within the portion of the overall tract area utilized for the construction of affordable special needs/alternative living arrangement facilities.
- (14) Twenty-four (24) 2 bedroom affordable special needs/alternative living arrangement facilities units are required to be provided within the portion of the overall tract for the mixed-use development utilized for affordable special needs/alternative living arrangement facilities housing.

I. Site perimeter requirements.

(1) Buffer requirements.

There shall be a minimum twenty (20) foot buffer adjacent to any residential district or existing residential use included as part of this requirement, unless otherwise indicated. Such buffer shall be reviewed by the proper approving Board to determine if the existing vegetation provides a sufficient year-round screen or if the existing vegetation needs to be enhanced by additional plantings and/or a fence or berm. Once all screening/landscaping improvements are completed, a conservation easement shall be established by the applicant for the buffer area.

(2) Fencing Requirements.

Fencing may be included on the perimeter of the tract, or within the tract, provided the fencing is of an architecturally compatible design and consistent throughout the tract. No fence shall exceed a height of five (5) feet above finished grade.

J. Parking Requirements.

- (1) Detached, Single Family Dwellings: Three (3) bedroom units require 2.0 spaces per unit. An additional 0.5 parking spaces per single family dwelling are required.
- (2) Townhouses: Two (2) bedroom units require 2.3 spaces per unit.
- (3) Multi-family dwellings/affordable housing: One (1) bedroom units require 1.8 spaces per unit; two (2) bedroom units require 2.0 spaces per unit; three (3) bedroom units require 2.1 spaces per unit.
- (4) Affordable special needs/alternative living arrangement facilities: Two (2) bedroom units require 0.5 parking spaces per unit.

K. Supplemental Regulations.

- (1) Buildings and site improvements shall be designed to minimize changes to existing topography and mature vegetation.
- (2) Shared driveways that serve more than one (1) property may be provided where deemed appropriate by the Planning Board or Board of Adjustment. Cross access shall be required between adjoining properties.
- (3) A landscape plan shall be provided for the entire site and shall be prepared by a licensed Landscape Architect.
- (4) Exterior building design shall be coordinated with regard to color, types of materials, architectural form, and detailing. Multiple buildings on the same site shall be designed to create a cohesive relationship between the buildings.
- (5) Permanent entry sign shall be permitted with a maximum area of 20 square feet and shall not exceed a height of 6 feet. Permanent sign shall be located near entrance drive but shall not be located within any required sight triangles.
- (6) Phasing, if the applicant proposes to phase the development, shall be subject to approval of a phasing plan with the site plan application.
- (7) Recreation will be limited to only tot lots, picnic and sitting areas.
- (8) When other provisions in the Hillsborough Township Land Development Ordinance conflict with this ordinance, this ordinance will govern the development of this district.

**SECTION 3.** Severability. If any provisions of this ordinance shall be adjudged invalid, such adjudication shall not affect the validity of the remaining provisions, which shall be deemed severable there from.

**SECTION 4.** Effective Date. This ordinance shall take effect immediately upon passage and publication according to law.

**ATTEST:**

**HILLSBOROUGH TOWNSHIP COMMITTEE:**

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Kevin P. Davis, Clerk

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Frank DelCore, Mayor

*Introduced: June 22, 2010*

*Published: July 1, 2010*







*Public Hearing: July 27, 2010*

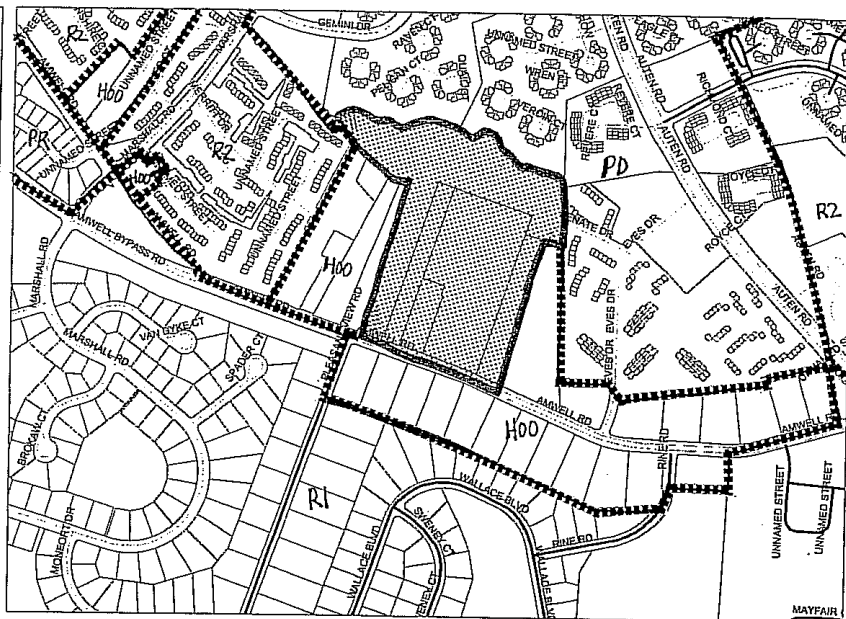
*Adopted: July 27, 2010*

*Published: August 5, 2010*

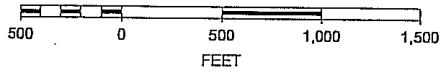
*Send to e-code: July 28, 2010*

*Add to Code Book for Sale: July 28, 2010*

	Parcels
	Roads
	Road Centerline
	Road
	AsBuilt Attache
	Road Name



SCALE 1 : 8,714



HILLSBOROUGH TOWNSHIP ZONING MAP (PORTION)

MAY 2010

ZONE DISTRICTS:


R1 / Residential 1

R2 / Residential 2

PD / Planned Development

HOO / Home Occupation/office

PR / Professional/retail

 PROPOSED AMWELL ROAD WEST (ARW) DISTRICT