

HOLLAND

100 Attachment 8

Township of Holland

**Schedule of Requirements for
VR-A District for Planned Unit Residential Development**

Tract area, minimum	Whole VR-A District lands
Height, maximum, feet	35
Stories, maximum	2.5
Setback from street line, minimum, feet	75*
Rear yard, minimum, feet	50*
Side yard, minimum, feet	50*
Side and rear yard setback of accessory structures, minimum, feet	50*
Distance between buildings, minimum, feet	20 (end to end)*
	50 (front to front, rear to rear or front to rear)*
Length of buildings, maximum, feet	85 feet
Impervious surface coverage, maximum, percent	30 (based upon the net lot area of Lot 61, Block 6)
Tract density (maximum)	See § 100-50.4C.
Tract buffer (minimum), feet	30**

NOTES:

* Applicable to proposed structures only; not applicable to setbacks and distances of existing historic two-family dwelling and outbuildings from existing or proposed lot lines or from one another.

** The required tract buffer shall apply to all side and rear tract boundaries and shall preclude all structures and paved surfaces, including, but not by way of limitation, parking and loading areas, private yards, recreational facilities, dumpsters and/or above-ground stormwater detention basins. Fences or walls and underground utility lines and drainage facilities shall be permitted within the required buffer, if approved by the approving authority as part of the approval of the site plan.

- (1) Site plan approval shall be required for all development in the VR-A District except for single-family detached dwellings as permitted and regulated in the R-5 District and except for development within a subdivided lot containing the existing two-family residential structure, as provided at § 100-50.1B(3).
- (2) Following the grant of site plan approval for the entire development, the tract may be subdivided for financing purposes and for the purposes of establishing separate entities for the ownership and maintenance of applicable common areas. Each lot subdivided pursuant to this paragraph shall have a minimum of 50 feet of frontage on an existing or proposed street as defined in N.J.S.A. 40:55D-7, except as provided at § 100-50.1B(3). All proposed deeds, association documents, restrictive covenants and easements shall be submitted to the approving authority attorney for review prior to the grant of final approval.
- (3) All required setbacks shall be measured from the original tract boundaries prior to the subdivision of lots around existing or proposed buildings within the development, subject to site plan approval.
- (4) Accessory structures shall not be located within a required front yard.