

LAND MANAGEMENT

**Area, Yard and Bulk Regulations
Residential District
Township of East Amwell
[Amended 3-8-2001 by Ord. No. 01-02; 12-30-2002 by Ord. No. 02-22
3-13-2003 by Ord. No. 03-02; 9-14-2006 by Ord. No. 06-21¹]**

Use	Minimum Lot Requirements			Minimum Yards			Maximum Building Height (feet)	Maximum Lot Coverage
	Area (acres)	Width (feet)	Depth (feet)	Front (feet)	Side (feet)	Rear (feet)		
Single-family	40,000 square feet	150	150	75	20	40	35	20%
Flag lot*	5	250	250	75	30	50	35	10%
2-family	2.5	250	250	60	30	60	35	10%
3-family	4	300	300	60	30	60	35	5%
Agricultural use ¹	5	300	300	Not applicable			60	2%
Farm	10	500	500	100	100	100	60	5%
Utility	2	200	200	60	30	60	20	10%
House of worship	2	200	200	100	50	100	30	10%
School	20	300	500	100	100	100	30	20%
Hospital	10	500	500	200	150	200	60	10%
Veterinary clinic	5	300	300	100	100	100	20	10%

* See § 92-88C for additional standards.

¹ Editor's Note: This ordinance also stated its purpose as follows: The Sourland Mountain District Ordinance increased the minimum lot size from five acres to 15 acres in this zoning district in 2003. However, many lots in the SM District, with existing residences, currently have areas less than 15 acres. It is the intent of this ordinance to provide adjusted bulk requirements for these smaller residential lots, with existing residences, because the bulk requirements for a fifteen-acre lot are excessive. Thus, a chart with reduced setbacks, according to a sliding scale of lot sizes, up to fifteen-acre lots is being adopted. This revision affects only lots with existing residences, or those under-sized lots which have been granted a variance to construct a dwelling. There is no intention to grandfather all lots of any size in the SM District; only those lots meeting the requirements specified in § 92-89J and K. The Residential District, located on the western side of Route 202, currently has a 10% maximum lot coverage. Given the small size of these clustered lots, this percentage allows for substantially less square footage of coverage than the standards in other residential areas of the Township. There is no intention to alter setbacks lines; only the lot coverage requirements are being increased.

EAST AMWELL CODE

	Minimum Lot Requirements			Minimum Yards			Maximum Building Height (feet)	
Use	Area (acres)	Width (feet)	Depth (feet)	Front (feet)	Side (feet)	Rear (feet)		Maximum Lot Coverage
Home occupation	Same as appropriate residential use.							
Accessory building ²								
Class I Same as principal residence					10	10	20	10%
Class II Same as principal residence					15	15	20	10%
No Class III accessory buildings shall be allowed								

NOTES:

- ¹ The minimum lot size for agricultural use is limited to exempt subdivision considerations (N.J.S.A. 40:55D-7 and § 92-33 of this chapter) and shall not prevent agricultural activities from taking place on lots smaller than five acres.
- ² Accessory buildings may not occupy an area totaling more than 25% of a required rear yard or a maximum of 750 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.