

LAND USE AND ZONING

95 Attachment 1

Township of East Hanover

ADDENDUM A¹

**Cluster Residential Developments
[Amended 10-6-1983 by Ord. No. 22-1983]**

- I. Tract requirements.
 - i. A tract in the R-20 Zone under single ownership of at least 25 contiguous acres shall be the minimum size required for a cluster development. The tract may be divided by an existing public street, which may be retained as a part of the plan for the development or relocated in accordance with an approved site plan. The maximum number of homes permitted for any cluster residential development shall be computed in the following manner:
 - (1) From the total acreage of the site for the proposed development, 20% shall be subtracted for streets, lost land, etc.
 - (2) This net acreage figure shall then be converted to square feet and divided by 20,000 square feet (the minimum lot size permitted in the R-20 Zone) to determine the total number of homes which may be built
 - ii. There shall be no access from the tract to existing public roads other than be interior streets at minimum intervals of 400 feet.

¹ Editor's Note: This Addendum A was repealed 8-16-1990 by Ord. No. 10-1990. Said Ord. No. 10-1990 also provided that nothing contained within it shall be deemed to effect Ord. Nos. 14-1989, 15-1989, 16-1989, 17-1989, 18-1989, 19-1989 and 20-1989 or any other matters relating to the Township's Affordable Housing and Fair Share Plan or any other matters relating to the municipality's State of New Jersey Constitutional or statutory obligations under what is commonly referred to as the "Mt. Laurel decisions," 1985 Fair Housing Act and Council on Affordable Housing regulations. See §§ 95-53.1.1 through 95-53.5.

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- iii. All improvements within a cluster development shall be installed in accordance with an approved site plan and with the specifications of the Land Subdivision Ordinance of East Hanover Township.²
 - iv. Only single-family detached dwellings shall be permitted within a cluster development.
 - v. All accessory uses permitted with single-family dwellings shall be permitted with single-family detached dwellings within a cluster development.
- II. Lot area and dimensions for single-family detached units. Cluster residential development shall be allowed only in the residential district.

Minimum lot area: 10,000 square feet.

Minimum average lot area: 11,250 square feet.

Minimum lot width: 70 feet.

Minimum average lot width: 75 feet.

Minimum front yard: 35 feet.

Minimum side yard: either, 10 feet; both, 25 feet.

Minimum rear yard: 25 feet.

Maximum lot coverage: 25%.

Minimum living space floor area:

One-story: 1,000 square feet.

Two-story: first floor, 750 square feet; total, 1,400 square feet.

² Editor's Note: See Art. VI, Subdivision and Site Plan Review, of this chapter.

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- III. Open space. All land not included within lots to be conveyed or utilized for required improvements shall be deeded to the Township or shall be reserved by a covenant in favor of the municipality or by a grant of easement providing that it shall be set aside in perpetuity for the residents of the development.
- i. The area to be dedicated for public use shall be so located and of such a shape as to be acceptable to the Planning Board. In determining the acceptability of proposed open space, the Township shall consider future Township needs and may require a portion of the open space to be designated as the site of a potential future public use, provided that not more than 25% of all available open space shall be taken for public buildings.
 - ii. All open space shall be graded and seeded by the developer during the course of construction unless the Planning Board approves or directs the maintaining of all or a portion of such open space in its natural state or with minor, specified improvements, in which case it will be disturbed only as necessary to make the specified improvements.
 - iii. No single area of less than three acres in size shall be dedicated for public use, unless, due to special conditions that are peculiar to the particular parcel of land or to the public purpose for which the land is to be used, dedication of a smaller area is authorized by the Planning Board.
 - iv. Open space areas may be used as park, playground or recreational areas, including golf courses, swimming pools, equestrian trails and centers, tennis courts, shuffleboard courts, basketball courts and similar facilities; woodland or stream conservation areas; pedestrian walkways; stream course or drainage control areas; children's nursery or day-care centers; or any similar use of benefit to the residents of the development, if dedicated to and accepted by the Township and deemed appropriate by the Planning Board.