

LAND USE AND DEVELOPMENT

188 Attachment 11

**Township of Hillsborough
Planned Mixed-Use Development Tables 1 and 2
[Amended 6-23-2015 by Ord. No. 2015-10]**

**Table 1
Bulk Requirements for Single-Family Detached/Duplex/Triplex Dwellings
in Planned Mixed-Use Developments**

	Detached Single-Family Dwellings (per unit)	Duplex Dwellings (per unit)	Triplex Dwellings (per unit)
Minimum lot size	4,500 square feet	3,500 square feet	2,500 square feet
Minimum lot width ¹	45 feet	35 feet	25 feet
Minimum lot depth	90 feet	90 feet	90 feet
Minimum yard setback: principal building			
Front ²	20 feet	20 feet	20 feet
Side, one	5 feet	5 feet	0 feet (interior)
Side, other ³	5 feet	0 feet (interior)	5/0 feet (interior)
Rear	5 feet	5 feet	5 feet
Minimum yard setback: accessory structure ⁴			
Side, one	5 feet	0 feet ⁵	0 feet ⁵
Side, other	5 feet	5 feet	5 feet
Rear	5 feet	5 feet	5 feet
Maximum building coverage	50%	55%	55%
Maximum impervious coverage	65%	70%	70%
Maximum permitted height: principal building			
Stories	2 1/2	2 1/2	2 1/2
Feet	35	35	35
Maximum permitted height: accessory structure			
Stories	1	1	1
Feet	10	10	10

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**Table 2
Bulk Requirements for Townhouses and Multifamily
in Planned Mixed-Use Developments**

	Townhouses	Multifamily for Sale or Rental Units Building
Maximum number of units per building	6 units	20 units
Maximum length of building	200 feet	200 feet on any one plane
Minimum setback of buildings (other than a front elevation) to internal streets ^{6, 10}	18 feet	50 feet
Minimum setback of buildings to off-street parking areas	10 feet	10 feet
Minimum distance between buildings on the lot	20 feet	40 feet except for side to side – 15 feet or 1/2 combined height of adjacent buildings, whichever is greater
Maximum permitted height:		
Principal buildings ¹⁰		
Stories	2 1/2 stories	2 1/2 stories
Feet	35 feet	45 feet 7
Permitted accessory structure ⁸		
Stories	1 story	1 story
Feet	10 feet	10 feet
Minimum width of internal streets ⁹	25 feet	25 feet

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NOTES for Tables 1 and 2:

1. The lot width shall be measured at the required front yard setback. The minimum lot width may be reduced by up to 25% for lots fronting in cul-de-sacs and curved roads.
2. Front yard: 20 feet from curb face and further provided that no driveway shall be less than 20 feet in length, measured from the garage door to the closest edge of the sidewalk or curb, whichever is closer. For townhouse units the minimum front yard setback shall be 10 feet to the curb face, except as measured to the front elevation where 18 feet separation between the curb face and building is required, provided further that no driveway serving a townhouse unit shall be less than 18 feet in length.
3. Where a side yard setback is provided, no principal structure on one lot shall be located closer than 10 feet to a principal structure on an adjacent lot or closer than five feet to an accessory structure on an adjacent lot.
4. No accessory structure, other than stormwater management basins, decks and patios shall be permitted in the front yard. No accessory structures shall be located closer than five feet to a principal building.
5. One side yard setback for an accessory structure may be zero feet; however, such a setback may only be provided where the principal building has a zero-foot side yard setback. Where a setback is provided, a minimum of five feet shall be required.
6. For townhouses, setbacks for buildings and measurements of driveway and parking spaces shall be measured from the closest point of the building to the closest edge of the sidewalk or curb, whichever is closer, along all internal streets.
7. Height may be increased to not more than 50 feet if necessary to achieve a minimum roof pitch of six feet vertical for every 12 feet horizontal.
8. Not to exceed 20 feet for the maintenance garage for the project.
9. For internal streets which provide on-street parallel parking spaces, the following shall apply: for parking on one side of the street, a minimum cartway width of 28 feet shall be provided; for parking on both sides of the street, a minimum cartway width of 30 feet shall be provided. The minimum length of such on-street parking space shall be 24 feet.
10. For GC District, mixed-use development minimum setback of multifamily buildings to internal streets shall be 10 feet, and the maximum permitted height of principal multifamily buildings shall be three stories or 45 feet except for architectural features, which may not exceed 55 feet in height.