

LAND USE AND DEVELOPMENT

**Township of Hamilton
Table of Lot Requirements for Commercial Districts**

Requirement	District				
	GC	DC	HC	NC	RC
Maximum height					
Principal structure ¹					
Stories	2½	2½	2½	2½	2½
Feet	35	35	35	35	35
Accessory structure					
Stories	1½	1½	1½	1½	1½
Feet	15	15	15	15	15
Lot requirements					
Minimum total lot area ⁴	15,000 square feet for restaurant and banks; 5,000 square feet all others	10 acres	200,000 square feet ³	2 acres ³	50 acres
Minimum width (feet)	100	500	400	150	1,500
Maximum coverage of lot by impermeable surface (present)	50	60	50	50	50
Minimum yard requirements					
Front yard setback (feet)	30	200	50	40	50
Side yard setback (feet)	30 when abutting a residential district	100 each side	30 each side	10 each side	30 each side
Rear yard setback (feet)	25	100	35	20	35
Marginal access road	None	Required	Required	None	Required
Open landscaped area (minimum) (percent) ²	25	25	25	25	25
Building length (maximum) (feet)	--	100	100	--	--

NOTES:

¹ The principal structure in a Design Commercial District shall be designed as a structural architectural unit avoiding a multiplicity of uses arranged in an array of separate uncoordinated buildings. This control does not apply to planned commercial developments or shopping center developments.

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² In addition to any other requirements of this chapter, a minimum of 25% of the land area of a commercial parcel shall be restricted to landscaped areas, lawn area, natural vegetation, buffered areas, etc.

³ Notwithstanding the minimum lot area set forth in this table, no such minimum lot area for a nonresidential use in the forest area of the HD District or the rural development area of the NC District shall be less than that needed to meet the water quality standards of Article XV, § 203-186, whether or not the lot is served by a centralized sewer treatment or collection system.

⁴ In the Pinelands Area, no nonresidential use shall be located on a parcel of less than one acre unless served by a centralized wastewater treatment plant operated by the Hamilton Township Municipal Utilities Authority. **[Added 5-17-1993 by Ord. No. 1148-93]**