

LAND USE AND DEVELOPMENT

Township of Hamilton

**Table 11.1: Residential Housing Types Permitted in
Planned Adult Communities**

[Amended 8-17-1992 by Ord. No. 1127-92; 2-1-1993 by Ord. No. 1140-93; 11-15-2001 by Ord. No. 1417-2001]

Housing Type	Permitted In				Minimum Lot Area (feet) ^{1,2}	Minimum Lot Width (feet)	(Minimum Yards (feet))				Minimum Privacy Yards (feet) ²	Maximum Lot Coverage ²	Maximum Impermeable Coverage (percent)
	GA-I		GA-M				Front	Side (each)	Combined Side	Rear			
	Base Density (up to 3.25 dwelling units per acre)	PDC Density (from 3.25 to 5.45 dwelling units per acre)	Base Density (up to 2.75 dwelling units per acre)	PDC Density (from 2.75 to 4.30 dwelling units per acre)									
Single-family detached	X	X	X	X	5,000	50	25	5	12	25	--	40	50
Single-family, attached	X	X	--	X	5,000	50	25	--	8	25	--	40	50
Single-family, lot line ⁸	X	X	X	X	5,000	50	20	--	20	20	--	30	40
Single-family, patio ⁸	X	X	X	X	5,000	50	15 ⁴	--	6	--	1,100	45	55
Atrium ⁸	X	X	X	X	5,000	50	12 ⁴	--	--	--	600	65	75
Weaklink townhouse ⁸	X	X	X	X	5,000	50	25	--	--	20	300 ^{6, 7}	50	66
Townhouse ⁸	X	X	X	X	5,000	50	25	--	--	20	300 ^{6, 7}	45 ⁵	42 ⁵
2 1/2-story garden apartment ^{3, 8}	X	X	--	X	4,000	40	--	--	--	--	300 first story ⁷ (ground); 150 second story	35	35
3-story garden apartment ⁸	--	X	--	--	4,000	40	--	--	--	--	300 first story; 200 second and third stories	30	30

NOTES:

1 Minimum lot area allocation for townhouses and apartments may include land devoted to the following: buildings, privately screened patios, porches, balconies and setback areas.

2 No width may be less than six feet, and, except for those on second and third stories, privacy yards shall be enclosed to a height of six feet with a privacy wall or fence.

3 Includes single- or double-loaded apartments, which may include parking below the units.

4 Garages not exceeding 20 feet in width may be located within the front yard.

5 May be increased to 55% for units with garages.

6 Privacy yard must be located in rear of unit and not adjacent to streets or parking areas.

7 Up to 100 square feet of the privacy yard area may be taken up by sheds, utility structures, planting beds, fences or other acceptable means of defining the limits of the rear yard of the units.

8 Permitted in planned adult communities only.