

# LAND USE AND DEVELOPMENT

## Township of Hamilton

**Table 7.1: Area and Bulk Requirements**  
**[Amended 11-20-1989 by Ord. No. 1014-89; 8-17-1992 by Ord. No. 1127-92;**  
**5-17-1993 by Ord. No. 1148-93; 11-15-2001 by Ord. No. 1417-2001; 11-4-2002 by Ord. No. 1441-2002;**  
**12-2-2002 by Ord. No. 1443-2002; 8-18-2003 by Ord. No. 1472-2003; 6-18-2012 by Ord. No. 1722-2012]**

| Requirement                                         | R-22                                              | R-9             | GA-L                                              |                                                 | GA-M/GA-I                                       |                                                |
|-----------------------------------------------------|---------------------------------------------------|-----------------|---------------------------------------------------|-------------------------------------------------|-------------------------------------------------|------------------------------------------------|
|                                                     |                                                   |                 | Without PDC                                       | With PDC                                        | Without PDC                                     | With PDC                                       |
| Gross residential density (dwelling units per acre) | 2.0                                               | 4.85            | 1.0 <sup>9</sup>                                  | 1.5                                             | 1.6                                             | 2.5                                            |
| Maximum height                                      |                                                   |                 |                                                   |                                                 |                                                 |                                                |
| Principal structure <sup>1</sup>                    |                                                   |                 |                                                   |                                                 |                                                 |                                                |
| Stories                                             | 2½                                                | 2½              | 2½                                                | 2½                                              | 2½                                              | 2½                                             |
| Feet                                                | 35                                                | 35              | 35                                                | 35                                              | 35                                              | 35                                             |
| Accessory structure                                 |                                                   |                 |                                                   |                                                 |                                                 |                                                |
| Stories                                             | 1½                                                | 1½              | 1½                                                | 1½                                              | 1½                                              | 1½                                             |
| Feet                                                | 15                                                | 15              | 15                                                | 15                                              | 15                                              | 15                                             |
| Lot requirements <sup>6</sup>                       |                                                   |                 |                                                   |                                                 |                                                 |                                                |
| Minimum total lot area (feet) <sup>2,3</sup>        | 20,000                                            | 9,000           | 24,000 <sup>7,9</sup>                             | 15,000 <sup>7</sup>                             | 15,000 <sup>7</sup>                             | 10,000 <sup>7</sup>                            |
| Minimum lot frontage (feet)                         | 100                                               | 70 <sup>4</sup> | 100 <sup>9</sup>                                  | 85                                              | 85                                              | 70                                             |
| Maximum lot coverage (percent)                      | 25                                                | 40              | 10 <sup>10</sup>                                  | 16                                              | 15                                              | 30                                             |
| Maximum impermeable coverage (percent)              | 25                                                | 40              | 20                                                | 25                                              | 23                                              | 30                                             |
| Minimum yard requirements <sup>5</sup>              |                                                   |                 |                                                   |                                                 |                                                 |                                                |
| Principal structure                                 |                                                   |                 |                                                   |                                                 |                                                 |                                                |
| Front yard setback (feet) <sup>2,5</sup>            | 50                                                | 30              | 40 <sup>9</sup>                                   | 30                                              | 30                                              | 25                                             |
| Side yard setback (feet) <sup>2,5</sup>             | 15 each side                                      | 10 each side    | 40 aggregate, minimum 15 on 1 side <sup>8,9</sup> | 27 aggregate, minimum 12 on 1 side <sup>8</sup> | 25 aggregate, minimum 10 on 1 side <sup>8</sup> | 20 aggregate, minimum 8 on 1 side <sup>8</sup> |
| Rear yard setback (feet) <sup>2,5</sup>             | 50                                                | 25              | 50 <sup>9</sup>                                   | 50                                              | 50                                              | 35                                             |
| Accessory structure                                 |                                                   |                 |                                                   |                                                 |                                                 |                                                |
| Front yard setback (feet)                           | Not permitted in front yard areas (all districts) |                 |                                                   |                                                 |                                                 |                                                |
| Side yard setback (feet)                            | 5                                                 | 3               | 10 <sup>11</sup>                                  | 5                                               | 5                                               | 5                                              |
| Rear yard setback (feet)                            | 5                                                 | 3               | 10 <sup>11</sup>                                  | 5                                               | 5                                               | 5                                              |

### NOTES:

- <sup>1</sup> A. The height of public buildings or churches may be increased to 30 feet from grade and to not more than 3½ stories, subject to Planning Board review of overall design.  
 B. The height limits in this article shall not apply to church spires, belfries, cupolas, chimneys, flues and farm silos, provided that:  
 (1) The aggregate area covered by all such features except agricultural structures shall not exceed 20% of the total roof areas.  
 (2) The height of such features shall not exceed 25 feet above roof level.
- <sup>2</sup> A. For the R-9 District, projections by porches, balconies, stairs and canopies shall be limited to six feet in front yards and 12 feet in rear yards. Bay window projections into front and rear yards shall be limited to three feet and in side yards shall be limited to two feet.  
 B. In all other districts, projections by porches, balconies, stairs and canopies shall be limited to six feet in front yards and 12 feet or the front building setback line, whichever is less, and 12 feet in the rear yard, except as identified in Note 6. Bay window projections into front and rear yards shall be limited to three feet. The length of such window(s) shall be limited to two feet. The length of such window(s) shall not exceed, in total, 30% of the exterior wall on which they are located.
- <sup>3</sup> Minimum lot area for single-family dwellings with sewer available. No residential dwelling unit shall be located on a lot of less than one acre in size unless served by either a centralized wastewater treatment plan or a community on-site wastewater treatment system and which meets the standards of §§ 203-186B(5) or (10), provided the overall density on the parcel does not exceed one dwelling unit per acre. Notwithstanding this one-acre requirement, an application for residential development not served by sewers or a community on-site system on lots between 20,000 square feet and one acre in size in the R-22 or R-9 District may be considered without the necessity for a municipal lot size or density variance, provided that a waiver of strict compliance is granted by the Pinelands Commission pursuant to N.J.A.C. 7:50-4.61 et seq.
- <sup>4</sup> Lot width: public water and sewer available, 75 feet minimum frontage on an improved and accepted roadway; public water and sewer not available, 100 feet minimum frontage on an improved and accepted roadway.
- <sup>5</sup> In Mays Landing, Park Road Section, Clover Leaf Lakes and Harding Lakes areas, as listed below, the minimum rear and side yard setbacks for accessory uses in the R-9 District shall be three feet, and the minimum rear and side yard setbacks for accessory uses in the R-22 District shall be six feet. In the GA-M and GA-L Districts in Mays Landing, Clover Leaf Lakes and Harding Lakes, the minimum rear and side yard setbacks for accessory uses shall be six feet where the lot has been developed prior to the adoption of this chapter.

# HAMILTON CODE

## Township of Hamilton

**Table 7.1: Area and Bulk Requirements**

A. Harding Lakes boundaries.

- (1) All lots in Blocks 693 through 714.
- (2) Lots 43 through 84 in Block 692.
- (3) Lots 2 through 9 in Block 691.
- (4) Lots 2 through 6 in Block 690.

B. Hamilton Woods boundaries.

- (1) All lots in Blocks 716, 717, 718, 719.
- (2) Lots 119 through 150 in Block 692.

C. Clover Leaf Lakes boundaries.

- (1) All lots in Blocks 828 through 842.

D. Mays Landing Proper:

- (1) R-9 and R-22 Zones are clearly defined on current Zoning Map which was adopted May 26, 1988.

<sup>6</sup> Lot area and yard requirements for the R-9 District shall apply to in-fill development in the sections of Harding Lakes, Hamilton Woods and Clover Leaf Lakes identified in Note 5 above.

<sup>7</sup> Lot area in the case of GA-L, GA-M and GA-I Districts refers to minimum lot size for single-family detached dwelling units with municipal sewer service.

<sup>8</sup> (Reserved)

<sup>9</sup> In the Hamilton Points area (Blocks 731.01 through 731.10), the minimum density, lot area and lot frontage shall be governed by the lot size and dimension for the subject parcel shown on Tax Map Sheets 30.05 (dated 1/19/1989), 30.06 (dated 2/7/1989) and 30.07 (dated 1/18/1989), which depict the lot sizes and dimensions established by the Planning Board on the approved subdivision plan. Except as listed below, all lots in Hamilton Pointe shall have minimum yard setbacks of: front yard, 20 feet; side yard, seven feet each side; and rear, 20 feet. The exceptions to these setbacks are:

| Block  | Lot(s)     | Setbacks                                                                           |
|--------|------------|------------------------------------------------------------------------------------|
| 731.03 | 13-22      | Front: 10 feet                                                                     |
| 731.07 | 13, 14     | Rear: 10 feet                                                                      |
| 731.09 | 1-4        | Side: 7 feet each                                                                  |
| 731.01 | 1-4, 30-34 | Front: 50 feet or 200 feet from the right-of-way of Route 40, whichever is greater |
| 731.03 | 1-6        | Rear: 25 feet or the Pinelands Growth Area boundary, whichever is greater          |
| 731.05 | 1, 2, 3    | Side: 15 feet each                                                                 |

<sup>10</sup> In the Hamilton Pointe area (Blocks 731.01 through 731.10), the maximum coverage permitted on an individual lot shall be governed by the following controls:

| Lot Size<br>(square feet) | Percent<br>Coverage |
|---------------------------|---------------------|
| Over 6,000                | 40%                 |
| 4,000 to 5,999            | 50%                 |
| Under 4,000               | 60%                 |

<sup>11</sup> In the Hamilton Pointe area (Blocks 731.01 through 731.10), the accessory setback controls of the R-22 District shall apply.

<sup>12</sup> Lot area, lot width, front yard, side yard, rear yard, lot coverage and impermeable coverage requirements set forth on Table 11.1 (Planned Adult Communities) shall apply to the following planned unit residential developments that were rendered nonconforming as a result of adoption of Ordinance No. 1417-2001: **[Added 10-1-2012 by Ord. No. 1728-2012]**

The Fairways at Mays Landing

Stone Crest

Victoria Crossing

Victoria Pointe

Hardings Run

Hardings Run II

Timber Glen/Evergreen

Hamilton Green

Oakcrest Estates

Mays Landing Village

Chancellor Place

Tavistock