

LAND USE AND DEVELOPMENT

Township of Hamilton
Table 11.2:¹¹ Building Spacing, Length and Units

Type	Atriums	Weaklink Townhouse	Distance (feet) Townhouse	2.5 Story ⁹	Apartments 2.5 Story GA-I with PDC's	3 Story
Spacing ¹						
Other wall to other wall	6	20	20	30	30	30
Window wall to window wall (natural pine) ²	25	60	60	80	60	70
Window wall to window wall (natural oak) ³	32	70	70	90	70	80
Window wall to window wall (other) ⁶	40	80	80	100	80	100
Window wall to other wall (natural pine) ²	10	50	50	60	50	60
Window wall to other wall (natural oak) ³	15	55	55	65	55	65
Window wall to other wall (other) ⁴	20	60	60	75	60	70
Building face to parking edge	—	—	20	25	25	10
Building face to street curb	—	—	25	30	25	25 ⁷
Length						
Maximum length (without credits)	—	—	180 ¹⁰	—	—	160
Maximum length (with credits)	—	—	230 ¹⁰	—	—	240
Maximum square dimensions ⁵	—	—	—	230	230	—
Maximum wall length ⁶	—	—	—	120 ⁸	120 ⁸	—
Units per building						
Maximum units (without credits)	5	6 ¹⁰	8 ¹⁰	36	—	24
Maximum units (with credits)	7	8 ¹⁰	10 ¹⁰	68	68	36

NOTES:

¹ “Window wall” shall be defined as the elevation in townhouses, weaklink townhouses or apartments containing access to the privacy yard or balcony; or in atrium houses any exterior wall containing a sliding or patio door providing access to the exterior of the property. Window wall to window wall measurements shall be perpendicular to the building face.

² Where the predominant overstory is pine with a thirty-foot canopy height.

³ Where the predominant overstory is oak with a thirty-foot canopy height.

⁴ Where open areas, including streets and parking, are located.

⁵ Computed by taking the longest running dimension of a building and creating a square in which the building is to be located.

⁶ The distance of a wall in a single plane.

⁷ For three-story apartments, the face of the second and third stories shall be no closer than 35 feet to the street curb.

⁸ For L-shaped buildings, this distance is measured from the inside corner.

⁹ These requirements apply to all two-and-five-tenths-story apartments, except those proposed as part of a PURD in the GA-I District where Pinelands development credits are to be utilized to increase density above the base density specified in § 203-93A of Article XI.

¹⁰ The plane of the building shall be set back at least five feet in this length. This shall be achieved in the garage for weaklink townhouses.

¹¹ Refer to § 203-190 for design guidelines for various building types.