

12-10A BOROUGH OF HOPEWELL ORDINANCES

approved, except where the applicant has consented to the extension of the time limit.

12-10A.10 *Fees.* None required.

12-10A.11 *Violations and Penalties.* Fines and penalties for violations of any of the above subsections shall be in accordance with section 12-20 of the Hopewell Borough Zoning Ordinance of 1968 as amended.

12-11 Schedule of Area, Yard and Building Regulations.*

The schedule of area, yard and building regulations, attached and made a part of this chapter, sets forth the regulations of this chapter with respect to minimum lot size, yard areas, maximum lot coverage, maximum height and minimum floor area for each of the various zones. Unless modified elsewhere in this chapter, such standards shall be deemed to be the minimum requirements or maximum intensity permitted in each of the several zones.

12-12 R-75 Residential Zone.

12-12.1 *Permitted Primary Uses.*

- a. One-family dwellings.
- b. Duplex dwellings.
- c. Rented rooms—one rented room per dwelling unit.
- d. Churches and similar places of worship, parish houses, convents, cemeteries and other such facilities of recognized religious groups.
- e. Noncommercial parks, playground and recreational areas, municipal parks, playgrounds and buildings.
- f. Pursuant to N.J.S.A. 40:55D-66.1 and N.J.S.A. 40:55D-66.2, community residences for the developmentally disabled, community shelters for victims of domestic violence, community residences for the terminally ill and community residences for persons with head injuries, subject to the same requirements applicable to single-family dwelling units located within the district.

***Editor's Note:** The schedule referred to herein can be found at the end of this chapter.

12-12.2 *Permitted Secondary Uses.*

- a. Private garages.
- b. Normal residential storage structures not in excess of 100 square feet of floor area.
- c. Animal shelters for domestic pets not in excess of 50 square feet of floor area.
- d. Other normal residential structures such as swimming pools, barbecues, and trellises.
- e. Off-street parking areas.
- f. Wireless communication antennas in accordance with the requirements specified in section 12-17B of this chapter.

12-12.3 *Conditional Uses.* (See also section 12-18)

- a. Public utility uses.
- b. Public and private schools.
- c. Professional office use.
- d. Club houses.

12-12.4 *Other Provisions and Requirements.*

- a. Off-street parking space together with appropriate access thereto shall be provided on the same property as it is intended to serve in accordance with the following minimum standards:
 1. *Dwellings.* Two spaces for each dwelling unit of the family type and one for each rented room. This space requirement may be reduced by the number of spaces provided in private garages. Driveways may be used as required parking spaces for single-family dwellings.
 2. *Churches and Other Public Meeting Places.* One space for each four seats.
 3. *Other Public Buildings.* One space for each 400 square feet of total floor area.
 4. *Noncommercial Parks, Playgrounds, and Recreation Areas.* Two spaces for each acre devoted to such use.
- b. Churches and other such uses shall provide a minimum lot area of three acres.