

12-13 BOROUGH OF HOPEWELL ORDINANCES

**12-13 R-75P Residential Zone.**

12-13.1 *Permitted Primary Uses.*

- a. One-family dwellings.
- b. Churches and similar places of worship, parish houses, convents, cemeteries and other such facilities of recognized religious groups.
- c. Noncommercial parks, playground or recreational areas, municipal parks, playgrounds and buildings.
- d. Farms, except livestock and poultry, but including horticultural uses and greenhouses.
- e. 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.

12-13.2 *Permitted Secondary Uses.* All secondary uses permitted in the R-75 Zone.

12-13.3 *Conditional Uses.* [See section 12-18].

- a. All conditional uses permitted in the R-75 Zone.

12-13.4 *Other Provisions and Requirements.* The same additional provisions and requirements as given for the R-75 zone shall apply.

**12-14 R-100 Residential Zone.**

12-14.1 *Permitted Primary Uses.*

- a. All primary uses permitted in the R-75P zone.
- b. Cluster residential developments as provided in subsection 12-14.5.

12-14.2 *Permitted Secondary Uses.* All secondary uses permitted in the R-75P zone.

12-14.3 *Conditional Uses.*

- a. All conditional uses permitted in the R-75P zone.
- b. *Reserved.*
- c. Wireless communication antennas and wireless communication towers in accordance with the conditions, standards and limitations specified in section 12-17B of this chapter.

12-14.4 *Other Provisions and Requirements.* The same additional provisions and requirements as given for the R-75P zone shall apply.

12-14.5 *Cluster Residential Developments.*

a. *Application.* In the case of cluster residential developments, the provisions of the appended Schedule of Area, Yard and Building Requirements may be modified in accordance with the provisions below listed.

1. Lot areas of individual lots may be reduced to not less than 11,250 square feet for interior lots and 13,500 square feet for corner lots provided that:

(a) The land area, which would otherwise be required for house lots but which is not so used under the permitted lot size reduction provisions of this section, shall be devoted instead to the contiguous common open space.

(b) The contiguous common open space so provided shall be not less than three acres in area.

(c) The average lot area shall be not less than the minimum lot area otherwise required by the Schedule of Requirements for the zone district in which the development is located.

2. If lot areas are reduced in accordance with paragraph a.1 above then the provisions of the Schedule of Requirements for minimum yard sizes, minimum lot width, and maximum percent of lot coverage, for the R-75 zone shall apply.

b. *Definitions.* As used in subsection 12-14.5, the following definitions shall apply:

1. *Cluster Residential Development.* Any major subdivision in the R-100 zone employing the reduction in lot area provisions of paragraph 12-14.5a.1, and approved as a cluster subdivision by the planning board under the provisions of the land subdivision ordinance of the borough.