

*Township of Pilesgrove, NJ
Monday, July 21, 2025*

Chapter 145. Land Use

Article IV. District Regulations

§ 145-21. HC Highway Commercial Districts (H-1, H-2, H-3).

[Amended 7-12-2005 by Ord. No. 05-09; 7-10-2007 by Ord. No. 07-10]

- A. The intent of the Highway Commercial Zoning Districts is to provide for the location of diverse retail and service uses serving the community and region along major highway.
- B. Permitted principal uses on the land and in buildings shall be as follows:
- (1) Any principal permitted use in the NC District except for detached single-family dwelling units.
 - (2) Theaters.
 - (3) Indoor recreational uses, such as bowling alleys.
 - (4) Shopping centers comprised of the preceding uses except that service stations and child-care centers are excluded.
 - (5) Retail sales of goods and services related to home improvement, major appliance and equipment repair, commercial dry cleaning and other similar services.
 - (6) Hotels and motels.
 - (7) Funeral homes.
 - (8) Automobile sales through franchised new car dealers.
 - (9) Garden centers engaged in the retail sales of living plant material and related garden equipment. Outside storage, sale or display areas shall not exceed four times the building coverage and shall be used for storage, sale and display of living plant material only.
 - (10) Car washes as conditional uses under N.J.S.A. 40:55D-67. (See § **145-38** for standards.)
 - (11) Fast-food convenience stores as conditional uses under N.J.S.A. 40:55D-67. (See § **145-38** for standards.)
 - (12) Fast-food restaurants, including drive-ins, as conditional uses under N.J.S.A. 40:55D-67. (See § **145-38** for standards.)
 - (13) Public utilities as conditional uses under N.J.S.A. 40:55D-67. (See § **145-38** for standards.)
 - (14) Truck and bus terminals and facilities as conditional uses under N.J.S.A. 40:55D-67. (See § **145-38** for standards.)
- C. Accessory uses permitted shall be as follows:
- (1) Off-street loading and parking and private garages to house delivery trucks or other commercial vehicles. (See Subsection **G** hereinbelow and § **145-30**.)

- (2) Signs. (See Subsection I hereinbelow and § 145-34.)
 - (3) Fences and walls. (See § 145-25.)
 - (4) Storage buildings not exceeding 15 feet in height.
 - (5) Restaurants, bars, nightclubs and usual recreational and retail facilities associated with and ancillary to hotels and motels.
 - (6) Child-care centers as part of a principal building or as the entire use of an accessory building, provided that the child-care center is limited in service to the employees of the principal use designated on the site plan as approved by the Board.
 - (7) Satellite dish antennae as conditional uses under N.J.S.A. 40:55D-67. (See § 145-38 for standards.)
 - (8) Temporary construction trailers and one sign not exceeding 20 square feet advertising the prime contractor, subcontractor(s), architect, financing institution and similar data for the period of construction beginning with the issuance of a construction permit and concluding with the issuance of a certificate of occupancy or one year, whichever is less, provided that said trailer(s) and sign are not on any existing or proposed street or easement and are set back at least 30 feet from all street and lot lines. There shall be at least one working telephone in the trailer.
- D. Maximum building height. No building shall exceed 35 feet in height and 2.5 stories except as allowed in § 145-39 of this chapter.
- E. Area and yard requirements shall be as follows:

	Retail Uses	Shopping Centers¹	Hotels and Motels
Principal building (minimum)			
Lot area (acres)	1	10	4
Lot frontage (feet)	150	500	300
Lot width (feet)	150	500	300
Lot depth (feet)	150	500	300
Side yard, each (feet)	25	100	75
Front yard (feet)	75	100	75
Rear yard (feet)	50	100	100
Accessory building, minimum (feet)			
Distance to side line	20	100	40
Distance to rear line	20	100	50
Distance to other building	20	30	40
Maximum			
FAR	0.15	0.15	0.20
Lot coverage	55%	55%	55%

NOTES:

¹More than one principal building shall be permitted. All buildings shall be separated by a minimum of 20 feet, provided that such separation is to be used solely for pedestrian circulation. All buildings shall be separated by a minimum of 50 feet where any part of such separation is to be used for parking or vehicular circulation. However, the separation requirements should not be construed to prohibit covered pedestrian walkways when the roof or covering of such walkway extends between the buildings.

F. General requirements.

- (1) One building may contain more than one use, provided that the total floor area ratio and lot coverage of the combined uses does not exceed the maximums specified for the district and, further, provided that each use occupies a minimum gross floor area of 500 square feet.
- (2) Display or storage.
 - (a) Unless otherwise specifically approved by the Board as part of a site plan application, no merchandise, product, equipment or similar material or objects shall be displayed or stored outside.
 - (b) Where merchandise, products, equipment or similar material or objects are approved by the Board to be displayed or stored outside, the materials shall be suitably screened to be obscured from view from adjacent residential uses and must be situated within the property lines of the principal use.
- (3) All areas not utilized for buildings, parking, loading, access aisles and driveways or pedestrian walkways shall be suitably landscaped with shrubs, ground cover, seeding or plantings and maintained in good condition.
- (4) All buildings shall be compatibly designed, whether constructed all at one time or in stages over a period of time. All building walls facing any street or residential district line shall be suitably finished for aesthetic purposes, which shall not include unpainted or painted cinder block or concrete block walls.
- (5) No hotel or motel shall contain less than 20 units of accommodation. A permanent on-site superintendent's apartment or living quarters shall be permitted within a hotel or motel and shall not be included in the calculation of the number of units.
- (6) Each hotel and motel unit of accommodation shall provide a minimum of two rooms: a bedroom and a separate bathroom. Each unit of accommodation shall contain a minimum floor area of 200 square feet. No hotel or motel dwelling unit, except for the on-site superintendent's apartment, shall provide cooking facilities of any kind, including but not limited to stoves, hot plates and microwave ovens. There shall be a residency limitation on all guests of 30 days maximum, provided that the residency limitation shall not apply to an employee living on the premises.
- (7) The minimum setback area shall include a planted buffer of 15 feet in width along any common property line with a residential district or use. For shopping centers, the planted buffer shall be at least 20 feet in width.
- (8) At least the first 30 feet adjacent to any street line and 15 feet adjacent to any lot line shall not be used for parking or loading and shall be planted and maintained in lawn area or ground cover and landscaped with evergreen shrubbery. Where a shopping center abuts a residential use or district, at least 60 feet adjacent the common lot line shall not be used for parking, loading, access or service area.

G. Minimum off-street parking. Each individual use shall provide parking spaces to the following minimum provisions. Where a permitted use of land includes different specific activities with different specific parking requirements, the total number of required parking spaces shall be obtained by individually computing the parking requirements for each different activity and adding the resulting numbers together.

- (1) Retail and service activities shall provide parking at the ratio of one parking space per 200 square feet of gross floor area or part thereof.
- (2) Banks, offices and funeral homes shall provide parking at the ratio of one parking space per 250 square feet of gross floor area or part thereof. Additionally, drive-in banks shall provide room for at least eight automobiles per drive-in window for queuing purposes.

- (3) Restaurants, bars, nightclubs and taverns shall provide on-site parking space for every three seats but in all cases a sufficient number of spaces to prevent any parking along public rights-of-way or private driveways, fire lanes and aisles.
- (4) Theaters shall provide one space for every three seats.
- (5) Shopping centers shall provide parking at the overall ratio of 4.5 parking spaces per 1,000 square feet of gross floor area or part thereof.
- (6) Child-care centers shall provide parking at a ratio of one parking space per employee plus one additional parking space for every eight children. Adequate spaces shall be provided for the loading and unloading of children, which shall take place on-site and not in the public right-of-way.
- (7) Hotels and motels shall provide 1.25 spaces per hotel/motel unit, plus the total number of spaces for each use on the premises, including units of accommodation, ancillary restaurants and commercial establishments.
- (8) Garden centers shall provide parking at the ratio of six spaces per 1,000 square feet of gross floor area of buildings, plus 0.5 space per 1,000 square feet of outside storage, sale or display area.
- (9) Automobile sales shall provide at least 10 spaces for customer convenience separated from vehicular displays and not used by employees.
- (10) Bowling alleys shall provide four parking spaces for every alley. All other indoor recreational uses shall provide sufficient off-street parking which shall be determined at the time of site plan review.
- (11) Parking areas for individual use shall be designed to be connected with adjacent properties and shall utilize common entrance(s) and exit(s), where feasible, to minimize access points to the street.
- (12) See § 145-30 for additional standards.

H. Minimum off-street loading.

- (1) Each principal building shall provide at minimum one off-street loading space at the side or rear of the building or within the building. Each space shall be at least 15 feet in width by 40 feet in length with adequate ingress and egress from a public street and with adequate space for maneuvering. There shall be no loading or unloading from the street.
- (2) There shall be at least one trash and garbage pickup location, including provision for recyclable materials collection provided by each building, which shall be separated from the parking spaces by either a location within the building or in a pickup location outside the building, which shall be a steel-like, totally enclosed container located in a manner to be obscured from view from parking areas, streets and adjacent residential uses or zoning districts by a fence, wall, planting or combination of all three. If located within the building, the doorway may serve both the loading and trash/garbage functions, and, if located outside the building, it may be located adjacent to or within the general loading area(s), provided that the container in no way interferes with or restricts loading and unloading functions.

I. Permitted signs.

- (1) Each principal building not part of a shopping center or each shopping center may have one major sign, either freestanding or attached, not exceeding 10% of the front facade of the principal building or 75 square feet, whichever is smaller. Freestanding signs shall be set back at least 25 feet from all street and property lines. Where a principal use occupying at least 500 square feet of segregated area has direct access from the outside, a sign not exceeding eight square feet in area identifying the name of the activity shall also be permitted. Such additional sign(s) shall be either attached flat against the building at the entrance to the activity or

suspended in perpendicular fashion from a roof over a commercial walkway. Suspended signs shall be no closer than eight feet at their lowest point to the finished grade below.

- (2) See § 145-34 for additional standards.

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Chapter 145. Land Use

Article IV. District Regulations

§ 145-18. RR Restricted Residential District.

[Amended 3-11-2003 by Ord. No. 0211; 7-12-2005 by Ord. No. 05-09; 7-10-2007 by Ord. No. 07-10; 10-13-2009 by Ord. No. 09-09]

A. Intent. The purposes of the RR District are as follows:

- (1) To preserve the rural and agricultural character of the Township by permitting very low-density residential development that is compatible with the rural character of the Township and with the complex physical characteristics of this district.
- (2) To protect areas of the municipality with productive agricultural soils for continued or future agricultural use by conserving blocks of land large enough to allow for efficient farm operations and to protect the viability of the agricultural industry in the Township.
- (3) To conserve open land, including those areas containing unique and sensitive natural features, such as woodlands, steep slopes, streams, floodplains and wetlands, by setting them aside from development;
- (4) To provide greater design flexibility and efficiency in the siting of services and infrastructure, including the opportunity to reduce length of roads, utility runs, and the amount of paving required for residential development;
- (5) To reduce erosion and sedimentation by the retention of existing vegetation and the minimization of development on steep slopes;
- (6) To provide for a diversity of lot sizes, building densities, and housing choices to accommodate a variety of age and income groups, and residential preferences, so that the community's population diversity may be maintained;
- (7) To implement adopted municipal policies to conserve a variety of irreplaceable and environmentally sensitive resource lands as set forth in the Conservation and Open Space Plan, including provisions for reasonable incentives to create a greenway system for the benefit of present and future residents;
- (8) To implement adopted land use, transportation, and community policies, as identified in the Master Plan;
- (9) To create neighborhoods with direct visual access to open land, with amenities in the form of neighborhood open space, and with a strong neighborhood identity.
- (10) To provide for the conservation and maintenance of open land within the municipality to achieve the above-mentioned goals and for active or passive recreational use by residents;
- (11) To provide multiple options for landowners in order to minimize impacts on environmental resources (sensitive lands such as wetlands, floodplain, and steep slopes) and disturbance of

natural or cultural features (such as mature woodlands, hedgerows and tree lines, critical wildlife habitats, historic buildings, and fieldstone walls);

- (12) To provide standards reflecting the varying circumstances and interests of individual landowners, and the individual characteristics of their properties; and
- (13) To conserve scenic views and elements of the municipality's rural character and to minimize perceived density by minimizing views of new development from existing roads.

B. Principal permitted uses on the land and in buildings shall be as follows:

- (1) Farms, as defined in § **145-8** of this chapter.
- (2) Intensive fowl or livestock farms in the RR District only, as defined in § **145-8** of this chapter, as conditional uses under N.J.S.A. 40:55D-67. (See § **145-38** for standards.)
- (3) Intensive land cover farms, as defined in § **145-8** of this chapter, as conditional uses under N.J.S.A. 40:55D-67. (See § **145-38** for standards.)
- (4) Detached single-family dwelling units.
- (5) Public playgrounds, public conservation areas, public parks, public open space and public purposes uses. (See § **145-16** for standards.)
- (6) Churches.
- (7) Public utilities as conditional uses under N.J.S.A. 40:55D-67. (See § **145-38** for standards.)
- (8) Common open space lands and conservation design open space lands, as defined in § **145-42**.
- (9) Commercial equine stables and equestrian facilities, horse-riding academy, including equestrian-related businesses that utilize permitted on-site equines such as equine therapy, horseback riding lessons and horse rental. Provided that the use and associated facilities are located on a tract of land at least 4.0 acres in size, does not include retail sales, and are restricted to no more than one nonhousehold animal on site for the first two acres of land, and one additional acre of land is required for each additional nonhousehold animal. One detached dwelling unit may be located on the same tract, provided that the lot complies with the applicable ordinance standards (§ **145-18E**).
[Added 12-29-2015 by Ord. No. 15-08]

C. Accessory uses permitted shall be as follows:

- (1) Private residential swimming pools (see § **145-36** for standards), private tennis courts and other usual recreational facilities customarily associated with residential dwelling units.
- (2) Private residential sheds (PRS) for the storage of objects owned by the residents of the property (see 145-8, Definitions, for additional information). For the purpose of this subsection feet, "standard shed" means any PRS up to 15 feet in height and 150 square feet in area; "oversize shed" means any PRS that exceeds the size of a standard shed. The Zoning bulk regulations for building coverage, lot coverage, accessory building setbacks, and ordinance §§ **145-8** and **145-23**, in addition to other applicable ordinance requirements, must be met for all the options below.
[Amended 12-13-2011 by Ord. No. 11-09; 2-25-2014 by Ord. No. 14-02]
 - (a) Lot area 1.0 acre or less:
 - [1] Up to two Standard sheds.
 - (b) Lot area larger than 1.0 acre but less than 2.0 acres; Option A or B:
 - [1] Option A: multiple standard sheds.

- [2] Option B: oversized shed option. A property that selects this option is permitted to have up to 450 square feet of PRS space on site that may be shared between a maximum of two PRS that may be different sizes. No oversized shed shall exceed 300 square feet in area. (For example, one oversized shed 300 square feet in area plus a second standard shed 150 square feet in area or two oversized sheds each 225 square feet in area or two oversized sheds, one 200 square feet in area and the other 250 square feet in area.) Oversized sheds that are either 300 square feet in area and/or exceed 15 feet in height must comply with the principal building side and rear yard setback requirements.
- (c) Lot area larger than 2.0 acres but less than 3.0 acres; Option A or B:
- [1] Option A: multiple standard sheds.
 - [2] Option B: oversized shed option. A property that selects this option is permitted to have up to 1,380 square feet of PRS space on site that may be shared between a maximum of two PRS that may be different sizes. No oversized shed shall exceed 1,080 square feet in area. See the example in Subsection **C(2)(b)[2]** above. Oversized sheds that exceed either 300 square feet in area and/or exceed 15 feet in height must comply with the principal building side and rear yard setback requirements.
- (d) Lot area larger than 3.0 acres; Option A or B:
- [1] Option A: multiple standard sheds.
 - [2] Option B: oversized shed option. A property that selects this option is permitted to have up to 1,800 square feet of PRS space on site that may be shared between a maximum of two PRS that may be different sizes. No oversized shed shall exceed 1,500 square feet in area. See the example in Subsection **C(2)(b)[2]** above. Oversized sheds that exceed either 300 square feet in area and/or exceed 15 feet in height must comply with the principal building side and rear yard setback requirements.
- (3) Off-street loading and parking and private garages, either attached or detached. (See Subsection **N** herein below and § **145-30**.)
 - (4) Fences and walls. (See § **145-25**.)
 - (5) Home occupations. (See § **145-8** for definition and Subsection **P** herein below.)
 - (6) Signs. (See Subsection **O** herein below and § **145-34**.)
 - (7) Satellite dish antennae as conditional uses under N.J.S.A. 40:55D-67. (See § **145-38** for standards.)
 - (8) Roadside stands as conditional uses under N.J.S.A. 40:55D-67. (See § **145-38** for standards.)
 - (9) Temporary construction trailers and one sign not exceeding 20 square feet advertising the prime contractor, subcontractor(s), architect, financing institution and similar data for the period of construction beginning with the issuance of a construction permit and concluding with the issuance of a certificate of occupancy or one year, whichever is less, provided that said trailer(s) and sign are on the site where the construction is taking place, are not on any existing or proposed street or easement and are set back at least 30 feet from all street and lot lines. There shall be at least one working telephone in the trailer.
 - (10) Residential agriculture. (See § **145-8** for definition.)
 - (11) Equine barns and equine shelters (that are not afforded protection under right-to-farm) accessory to a commercial equine stable or equestrian facility which is used in connection with the storage of feed and equipment and is necessary to house and care for the equine living on the property. (Note: equine barns and equine shelters are not considered private residential

sheds. Manure storage and composting areas are not exempt from the ordinance application requirements, § 145-55A).

[Added 12-29-2015 by Ord. No. 15-08]

- D. Maximum building height. No principal building shall exceed 35 feet in height and 2.5 stories, and no accessory building shall exceed 25 feet in height and two stories, except that churches shall not exceed 50 feet, and except further as allowed in § 145-39 of this chapter.

- E. Area and yard requirements for conventional land development in the RR District shall be as follows:

[Amended 12-13-2011 by Ord. No. 11-09]

RR Zone Bulk Regulations

Standard	Unit	Detached Dwelling Unit	Detached Dwelling Unit (Major Subdivision Along Collector Road)	Churches, Commercial Stables and Equestrian Facilities
Principal Building (minimum)				
Lot area	Acres	2.0	3.0	4.0
Lot frontage	Feet	200	250	300
Lot width	Feet	200	250	300
Lot depth	Feet	300	350	300
Side yard, each	Feet	40	50	75
Front yard	Feet	75	100	75
Rear yard	Feet	75	75	100
Accessory Building (minimum)*				
Distance to side line	Feet	30	40	40
Distance to rear line	Feet	30	50	50
Distance to other building	Feet	20	40	40
Coverage (maximum)				
Building coverage	Percent	7%	7%	10%
Lot coverage	Percent	9%	9%	15%

NOTES:

* Equine barns and equine shelters (that are not afforded protection under right to farm) accessory to a commercial equine stable or equestrian facility shall be set back at least 150 feet from a neighboring residential dwelling. Equine barns and equine shelters are to be included in the calculation of permitted maximum building and lot coverage.

- F. Conservation design development options. Due to the limitations of conventional land development ordinances in achieving these purposes, land development options using the conservation design process are available for tracts of land with more than 12 acres in the RR District. The objective of the development options is to allow greater flexibility in land development practices while preserving common open space for the use and enjoyment of the future residents of that development or preserving productive farmland for community planning benefits.

- (1) All land development applications involving more than 12 acres of land in the RR District are encouraged to follow conservation design cluster option process.

[Amended 12-13-2011 by Ord. No. 11-09]

- (2) All applicants that intend to pursue the conservation design cluster options shall indicate their intention to do so when the application is initially submitted. If an applicant chooses to change from a conventional subdivision application to a conservation design option application, a new major subdivision application shall be submitted.

G. Cluster subdivision options. Three development options are provided in the RR District based on tract size. Under the two cluster options, at least 50% of the lands within the RR District must be set aside for common open space or for preserved farmland or both. The development options are summarized below:

- (1) Basic conservation option. This option provides for the clustering of residential development rights based on a yield plan utilizing the conventional RR Zoning District standards with no change in overall density. The basic conservation option provides for the clustering of residences on smaller lots with the remainder of the land be permanently set aside as common open space or preserved farmland.
- (2) Enhanced conservation option. The enhanced conservation option may be utilized by tracts having at least 100 acres in the RR District.
- (3) Country estates conservation option. The country estates option provides for very low densities appropriate to rural situations, with flexible and reduced design standards in instances where a permanent conservation easement is offered to maintain such uses.
- (4) Summary table of development options.

Regulation	Basic Conservation Option	Enhanced Conservation Option	Country Estates Option
Minimum tract size	12 acres	100 acres	12 acres
Density	Overall density is determined by a lot yield plan based on RR District regulations	Base density is determined by a lot yield plan based on RR District regulations with two additional development rights being provided for every 25 acres of land in the RR District	
Maximum lot size	56,628 square feet/du or 1.3 acres	56,628 square feet/du or 1.3 acres	10 acres
Minimum lot width	150 feet	150 feet	
Average lot size	43,560 square feet/du or 1.0 acre	40,000 square feet/du or 0.9 acre	6 acres
Average lot width	125 feet	125 feet	
Minimum lot size	21,780 square feet/du or 0.5 acre	21,780 square feet/du or 0.5 acre	3 acres
Minimum lot width	100 feet	100 feet	
Minimum open space	50%	50%	N/A

H. General regulations. The design of all cluster subdivisions in the RR District shall be governed by the following minimum standards:

- (1) Ownership. The tract of land may be held in single and separate ownership or in multiple ownership. However, when a tract is held in multiple ownership, it shall be planned as a single entity with common authority and common responsibility.
- (2) Site suitability. The developer shall demonstrate that the tract is suitable for the proposed development in terms of tract size and configuration, environmental sensitivity, and conformance with septic system design regulations. Developers may place septic systems on

common open space, with proper covenants and restrictions, if permitted by regulatory authorities. The Planning Board shall have the ability to determine that the tract is not suitable for the proposed cluster development based on specific findings of fact.

[Amended 6-11-2013 by Ord. No. 13-04]

- (3) Intersections and access. New intersections with existing public roads shall be minimized. Although two means of access for subdivisions containing more than 15 dwellings are generally required for safety, proposals for more than two entrances onto public roads shall be discouraged if they would unnecessarily disrupt traffic flow.
 - (4) Sensitive area disturbance. The proposed design shall strictly minimize disturbance of environmentally sensitive areas including, floodplains, wetlands, wetland buffers, Category one water buffers and steep slopes.
- I. Area and yard requirements for cluster options shall be as follows:
- (1) Density. The gross density of the cluster development is determined through the yield plan described in § 145-18K below.
 - (2) Minimum required conservation design open space lands. The subdivision must include at least 50% of the gross tract area that is within the RR District as conservation design open space lands. Open space lands shall not be counted toward minimum lot size nor used in any way for residential lots.
 - (3) Minimum lot size: 1/2 acre (21,780 square feet) or the minimum lot size required to conform to the regulations for individual on-site subsurface disposal systems. The Township will support an application by the developer to locate septic systems within common open space areas with proper covenants and restrictions.
 - (4) Average lot size: 43,560 square feet for the basic conservation option; 40,000 square feet for the enhanced conservation option.
 - (5) Minimum lot width: 80 feet for minimum lot size (1/2 acre); 100 feet for lots of 40,000 square feet or more.
 - (6) Minimum street frontage: 75% of minimum lot width.
 - (7) Minimum yard regulations. The developer shall provide a diversity of principal building positions and orientations, provided that the following minimum standards are satisfied:
 - (a) Front yard setback: 50 feet.
 - (b) Side yard setback: 30 feet.
 - (c) Rear yard setback: 50 feet.
 - (8) Maximum lot/building coverage. As specified in sliding scale table below:

Lot Size

(square feet)	Lot Coverage	Building Coverage
20,000 to 30,000	12%	16%
30,000 to 40,000	10%	14%
40,000 to 50,000	8%	12%
50,000 plus	6%	10%

- J. Area and yard requirements for country estates option shall be as follows:
- (1) Maximum density: one dwelling unit per six acres of land within RR District
 - (2) Minimum lot area: three acres.

- (3) Average lot size: six .res.
 - (4) Minimum lot width: 300 feet.
 - (5) Yard regulations:
 - (a) Front yard: 150 feet from existing municipal street; 40 feet from the new internal street, country lanes, or common driveways (where applicable).
 - (b) Rear yard: 50 feet minimum for principal buildings; 10 feet for accessory buildings.
 - (c) Side yard: 25 feet.
 - (6) Maximum impervious coverage: 4%.
 - (7) Subdivision restriction. All lots in a country estates subdivision must be permanently restricted from future subdivisions by conservation easements.
- K. Base density determination. The base density of the cluster options shall be determined based on a lot yield plan that utilizes the bulk standards specified in the RR District regulations. The base density shall be the maximum number of permitted dwelling units under the basic conservation option. The enhanced conservation option provides a density bonus to the base density as stipulated in Subsection G of this section. Yield plans shall meet the following requirements:
- (1) Yield plans must be prepared as conceptual layout plans in accordance with the RR District standards and contain proposed lots, streets, rights-of-way, and other pertinent features. It must be drawn to scale and the tract boundaries must be based on a survey to ensure the correct size of the tract. It must be a realistic layout reflecting a development pattern that could actually be built based on the district regulations and recognizing the presence of wetlands, floodplains, steep slopes, existing easements or encumbrances, and the suitability of soils for subsurface sewage disposal.
 - (2) Yield plans should also reflect the dimensional standards referenced in the RR District regulations of 87,120-square-foot lots (two acres), or 130,680-square-foot lots (3 acres) when lots front on collector roads, county roads, and state highways.
 - (3) The yield plan must identify the site's primary and secondary resources, as identified in the existing conditions plan, and demonstrate that the primary resources could be successfully absorbed in the development process without disturbance by allocating this area to proposed single-family dwelling lots which conform to the density factor of the chosen option.^[1]
- [1] *Editor's Note: Former Subsection K(4), concerning conformity with the nitrate dilution model and design regulations for individual septic systems, which immediately followed this subsection, was repealed 6-11-2013 by Ord. No. 13-04.*
- L. Design standards for cluster option subdivisions.
- (1) Principal and accessory buildings shall not encroach upon primary conservation areas, and shall respect secondary conservation areas to the extent feasible.
 - (2) All new dwellings shall meet the following setback requirements:
 - (a) Fifty feet from all tract boundaries.
 - (b) Fifty feet from the limit of the agricultural buffer.
 - (c) Three hundred feet from buildings or barnyards housing livestock or intensive fowl operations.
 - (d) One hundred fifty feet from proposed active recreation areas (not including tot-lots).
 - (3) The views of proposed residential dwellings from exterior roads and abutting properties shall be minimized by the use of changes in topography, existing vegetation, or additional buffering and landscaping.

- (4) The proposed dwelling units shall be accessed from interior streets, rather than from existing frontage roads, except if the provision of an internal street is not practical or will encroach upon primary or important conservation areas.
- (5) At least 3/4 of the lots shall directly abut or face open space land across a street except when a landscaped berm is used for the agricultural buffer.
- (6) Standards pertaining to the quantity, quality, configuration, ownership, and maintenance of the conservation design open space are contained in §§ **145-28.1**, **145-28.2**, **145-28.3** and **145-42.1**.

M. Design standards for country estates subdivisions.

- (1) Principal and accessory buildings shall not encroach upon primary conservation areas and shall respect secondary conservation areas to the extent feasible.
- (2) All new dwellings shall be at least 200 feet from all tract boundaries.
- (3) The views of proposed residential dwellings from exterior roads and abutting properties shall be minimized by the use of changes in topography, existing vegetation, or additional buffering and landscaping.
- (4) Proposed residential dwellings shall be accessed from interior streets, rather than from frontage roads, except if the provision of an internal street is not practical or will encroach upon primary conservation areas.
- (5) The design of the streets in a country estates subdivision will be significantly different to that of a conventional development due to the very low density and the restrictions against further subdivision. The use of rural lanes (18 feet wide) shall be permitted without curbing to provide land access to the estate lots. Common driveways from the rural lanes shall also be permitted serving a maximum of three lots.
- (6) The objective with regard to stormwater management for country estates developments will be to utilize nonstructural measures to the extent possible. If detention is necessary, it shall be designed to blend into the rural landscape.
- (7) The design objective of the country estates development option shall be to minimize disturbance of the tract and maximize the retention of preexisting features and topography.

N. Minimum off-street parking. Each individual use shall provide parking spaces according to the following minimum provisions. No parking area or driveway shall be located within 10 feet of any property line.

- (1) Detached dwelling units shall provide two spaces per unit.
- (2) Churches shall provide one space per every four permanent seats. (One seat shall be considered 22 inches in calculating the capacity of pews or benches.)
- (3) Commercial equine stables, equestrian facilities, and horse riding academy uses shall provide one space per every equine or non-household animal permitted onsite (in addition to any required Residential Parking). For example; four non-household animals permitted onsite would require a minimum of four parking spaces in addition to any required residential parking.
[Added 12-29-2015 by Ord. No. 15-08^[2]
[2] *Editor's Note: This ordinance also redesignated former Subsection N(3) as Subsection N(4).*
- (4) See § **145-30** for additional standards.

O. Permitted signs shall be as follows:

- (1) Detached dwelling units: information and direction signs as defined in § **145-34A(5)**.

- (2) Churches, commer. . . stables and equestrian facilities: one standing sign not exceeding 15 square feet in area, 10 feet in height and set back at least 10 feet from all street lines and at least 50 feet from all property lines, plus one attached sign not exceeding eight square feet in area.
[Amended 12-29-2015 by Ord. No. 15-08]

- (3) See § **145-34** for additional standards.

P. Home occupations.

- (1) Such occupation may be pursued in the principal dwelling unit structure or in one or more secondary buildings which are accessory to such principal structure.
- (2) The use of the property for the home occupation shall be clearly incidental and subordinate to its use for residential purposes by its occupants, and not more than 20% of the gross floor area of all buildings shall be used in the conduct of the home occupation.
- (3) No person other than members of the household residing on the premises plus one outside employee or other assistant shall be engaged in the occupation.
- (4) The residential character of the lot and building shall not be changed, no occupational sounds shall be audible outside the building and no equipment shall be used which will cause interference with radio or television reception in neighboring residences. No display of products shall be visible from the street, nor shall any materials be stored outside the dwelling unit.
- (5) The home occupation shall not generate the business or care of more than two clients at any one time and shall be by appointment only. The home occupation shall not include the breeding, raising, care, boarding or maintenance of animals.
- (6) The home occupation shall not necessitate the need to park more than two vehicles at any time in addition to those ordinarily used by the residents of the home. Said vehicles shall be limited to passenger automobiles and must be parked off street. The home occupation shall not reduce the parking or yard requirements of the dwelling. There may be parked on the premises not more than one vehicle owned or operated in conjunction with the home occupation. No other vehicle(s) owned or operated in conjunction with the home occupation shall be parked overnight, stored or repaired, either on- or off-premises, within a residential zone, and no such vehicle(s) shall be parked overnight or stored on a street.
- (7) There shall be no exterior evidence of the home occupation other than one unlighted nameplate identifying the home occupation only by name, title or hours of operation, not exceeding four square feet in area, either attached or freestanding and set back at least 10 feet from all street rights-of-way and property lines. See § **145-34** for additional standards.

- Q. Recreation. Recreation areas shall be provided for residential subdivisions in accordance with the requirements in § **145-42A** of this chapter.