

H/A Historic/Architectural Area District.

(1)

Purpose. The purpose of this district is to provide for the preservation and restoration of the Village of Lumberton through the establishment of controls effecting building appearance. Use controls are somewhat liberalized in an effort to attract investment in the restoration of the village.

(2)

Permitted principal uses shall be:

(a)

Detached dwellings.

(b)

Two-family dwellings: see § **130-35**.

(3)

Permitted accessory uses shall be:

(a)

Home occupations.

(b)

Private garages.

(c)

Private residential swimming pools.

(4)

Conditional uses.

(a)

Existing structures may be used as:

[1]

Apartments.

[2]

Rooming houses.

[3]

Professional offices or day-care centers, provided that the off-street parking requirements of this chapter can be met.

(b)

On Main Street, north of the South Branch of the Rancocas Creek, retail use shall be permitted, provided that the building retains its historic character and provided, further, that the signs advertising the business are in keeping with the character of the district.

(c)

The off-street parking requirements of this chapter must be met.

(5)

Bulk regulations.

(a)

The bulk requirements for this district are set forth on the Schedule of Limitations^[28] accompanying this chapter and are incorporated within this chapter by reference. They shall apply to all permitted and conditional uses.

[28]

Editor's Note: The Schedule of Limitations is included at the end of this chapter.

(b)

Where an existing lot is nonconforming, the provisions of § 130-39G shall apply.

(c)

Lots with an area of less than 20,000 square feet shall not be subdivided in order to produce more building lots, since this may be detrimental to the integrity of the district and to those areas which are subject to flooding.

(d)

The minimum front yard setback shall be increased if the buildings located within 200 feet and in the same block frontage are all set back a distance greater than 10 feet, and in this situation the front yard setback shall be no closer to the street than the building within this two-hundred-foot distance which is closest to the street line.

(e)

Similarly, the front yard setback may be decreased to less than 10 feet if the prevailing setback of existing buildings within 200 feet in the same block frontage is less than 10 feet, and in this situation the front yard setback shall be considered to be the average of the existing setbacks within this two-hundred-foot distance.

(f)

As defined herein, the minimum front yard setback shall be met from all streets; and in the case of corner lots and through lots, the calculations indicated herein shall apply to all block frontages.

(g)

As indicated in the Schedule of Limitations, the minimum side yard on one side shall be 10% of the lot width, and the combined side yards shall be at least 30% of the lot width.

(h)

In the case of corner lots, all lot lines which are not along the street line shall be considered to be side lot lines, and the side yard standards shall apply; the lot width standard which shall be used in calculating the required side yards shall be the narrower of the two lot widths as measured at the required front yard setback line from the street.

(i)

For two-family dwellings which are joined at the lot line, the minimum side yard shall apply to one side only, and it shall be at least 30% of lot width.

(j)

The minimum rear yard shall be 30% of the lot depth or 40 feet, whichever is less.