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§107-100, R-6, Low Density Residential District and Age- Restricted Housing

[Added 11-1495 by Ord. No. 95-20; Amended - -99 by Ord. No. 99-]

The purpose of this district is to provide for the development of larger lot, lower density single family homes in undeveloped sections of the Borough where the existing scattered homes in these areas are on similar sized, or larger lots. The development of larger lot, non agerestricted single family homes in the R-6 district is intended to offset the higher density single family housing opportunities available throughout the Borough and add to the variety of residences in the Borough. The R-6 District is also intended to provide opportunities for agerestricted housing at higher densities. The higher density for age-restricted housing is offset by each home having fewer people and no school children than a traditional home, while the housing type is anticipated as meeting a growing demand.

A. Permitted principal uses (land and buildings)

1. Detached single family dwellings.
2. Elementary, intermediate and secondary schools.
3. Churches
4. Municipal uses.
5. Family day care (nursery schools and child-care/day-care centers) are permitted provided they are licensed by the N.J. Department of Human Services and provided they adhere to the following conditions. Where the following conditions may conflict with the requirements of the Department of Human Services, the regulations of the Department of Human Services shall prevail.
 - a. A nursery school or child-care/day-care in a detached single-family home

limited to no more than five (5) children in addition to the children of the residents of the home, provided the site meets the minimum area requirements for the district in which it is located and the site has a minimum of four (4) off-street parking spaces and a paved driveway measuring at least eighteen (18) feet wide by forty (40) feet in length:

b. A nursery school or child-care/day-care facilities for six (6) or more children shall meet the conditions set forth in 107-44.1, Family Care.

6. As required in 107-58.1, participation in providing recreation services shall be required to be included in residential developments having more than five (5) new dwelling units.

Note: Participation in the Borough's Affordable Housing Program shall be required as specified in 107-50.1 and related ordinances [added 7-26-88 by Ordinance 88-20].

B. Permitted accessory uses (land and buildings)

1. The same as set forth and regulated in 107-93.

2. Off-street parking facilities, except that no parking shall be allowed between the street line and the building setback except in a paved driveway.

3. Private residential swimming pools on lots containing a detached single family dwelling shall be located no closer than to the side and rear lot lines than permitted in 107-93D(2) and be at least ten (10) feet from the principal building. Code complying spas/hot tubs may be located not closer than four feet (4') to principal building (all zones). [Amended 9-13-77 by Ord. No. 77-16; snf - -99 by Ord. No. 99-]

4. Meeting rooms, cafeterias, and other accessory uses normally associated with schools and churches, provided that said structures adhere to the setbacks for principal buildings.

5. Barn, pole barn, shed and other accessory buildings related to a farm and agriculture use, provided that said buildings are located at least 50 feet from any lot line.

6. An occupant of a detached single family home may operate a business from the home provided the size and nature of the business complies with the criteria set forth in 107-47.1 as if set forth in these zoning requirements, and provided the occupant of the home has received site plan approval prior to conducting the business as a home occupation.

C. Conditional uses.

1. ([Amended . . . 99 by Ord. No. 99--] Age-restricted housing conditioned on the following. Where the following density, tract size, number of units, and similar provisions may conflict with one another, the most restrictive shall apply. The accompanying zoning standards in sub-section "D" below shall be traditional zoning requirements and not conditions for a conditional use.

a. A minimum of 150 dwelling units and a maximum of 300 units.

b. A minimum tract of 30 acres and maximum of 60 acres.

c. The entire development and each dwelling unit shall have a restriction running with the land that each unit will be occupied by all persons being aged 62 and over, or in the alternative one spouse shall be at least age 55 but no children under the age of 19 are permitted to reside in the development, otherwise the development will not be entitled to the increase in density nor the parking design waivers set forth herein.

d. Recreation facilities shall be provided on-site. These may be either outdoors or indoors or some combination of the two, but shall be in one location within the development.

e. Unless the site has sidewalk access to retail and business services within one-half (0.5) miles, the development shall contain on-site convenience services such as, but not limited to, banking, groceries, medical offices, pharmacy, and gifts. Said business area shall not exceed one acre. The area devoted to these services may also be counted in calculating the number of dwelling units permitted on-site. All vehicular access to these convenience services shall be from interior, local streets with the age-restricted community.

f. The density shall not exceed 5 units per acre (see definition of density) except for the additional bonus units permitted in sub paragraph "D" below.

g. Dwelling unit types shall be restricted to detached single family homes and/or two-family units attached side-by-side. All driveway access to the units shall be from the new interior street system.

h. Each dwelling unit shall be provided at least a 1-car garage with a remote car door opener. Each garage shall be accessed by a paved double wide driveway at least 18 feet wide and 25 feet in length.

D. Bulk regulations

(See additional setbacks in 107-58G)

	Detached Single Family			[Amended - -99 by Ord. No. 99-] Age Restricted
	<u>Family</u>	<u>School</u>	<u>Church</u>	<u>Restricted</u>
Minimum	(1)	(1)		(1)
Lot Area	20,000 sf	(2)	3 ac	5,000 sf (3)
Lot Width	100 ft	600 ft	250 ft	50 ft
Lot Depth	150 ft	800 ft	400 ft	100 ft
Front Yd	50 ft	200 ft	75 ft	40 ft (4)
Side Yd	20 ft	100 ft	75 ft	10 ft (4)
Rear Yd	40 ft	100 ft	75 ft	30 ft (4)
Min. Portion of Lot Landscaped	15%	15%	15%	15%
Min. Tract Open Space	n/a	n/a	n/a	25% (5)
Maximum				
Bldg Cover	15%	n/a	10%	25%
Paving Cover	10%	n/a	40%	100%
Bldg Hgt	30 ft	25 ft	40 ft	25 ft
Density	n/a	n/a	n/a	5.0/ac (6)
Municipal Uses	Park/Rec	Library	Other	
Minimum				
Lot Area	2 ac	40,000 sf	40,000 sf	
Lot Width	250 ft	150 ft	150 ft	
Lot Depth	250 ft	200 ft	200 ft	
Front Yd	n/a	60 ft	60 ft	
Side Yd	n/a	40 ft	40 ft	
Rear Yd	n/a	40 ft	40 ft	
Min. Portion of Lot Landscaped	15%	15%	15%	
Maximum				
Bldg Cover		n/a	15%	15%
Paving Cover		20%	25%	25%
Bldg Hgt		20 ft	30 ft	30 ft

(1) For additional requirements for lot areas and depths, see also 107-68D and 107-50A.

- (2) Min. 15 acres plus 1 additional acre for each 100 students of design capacity.
- (3) Two-family units attached side-by-side may be subdivided through the common wall with each half being at least 75 feet in width and 7,500 sf in area.
- (4) A minimum setback of 60 ft shall be provided around the perimeter of the tract.
- (5) No more than one-half (0.5) the open space shall be unusable land such as wetlands, streams, areas with seasonal high water table within one-half (0.5) foot of the surface, or slopes over 15%. The usable open space shall have a dimension in any direction of at least 150 feet and shall be designed to meet the following:

Min Lot Area of Open Space	2 acres
Max. Lot Area of Open Space	3 acres
Min. Lot Width	250 ft.
Min. Lot Depth	250 ft.
Min. Bldg. Setback from Street	40 ft.
Min. Bldg. Setback from Residence	100 ft.
Min. Bldg. Setback from Other	35 ft.
Min. Parking/Aisle Setback from Street	25 ft.
Max. No. of Stories	1
Max. Bldg. Height	30 ft.
Max. Lot Coverage (Bldg. & Paving)	60%
Max. Floor Area Ratio	0.20
Min. Open Space	n/a

- (6) For age-restricted developments, the density (see definition in 107-3) may be permitted to be increased by a bonus of 1.0 unit/acre to a total of no more than 6.0 units per acre, provided either twenty percent of the units are set aside for low and moderate income households, or the required cash contributions are made to the Housing Trust

Fund in exchange for the density bonuses.

(7) "Limited however to 1,000 square foot maximum of paving coverage excluding normal service walks." [Amended 12-11-01 by Ord. No. 48-01]

E. Deck/Patio Permitted [Adopted 5-25-04 by Ord. No. 04-18]

A. deck or patio up to 10' x 12' installed behind the rear wall of the principal structure but not extending beyond the sides of the principal structure and located at a minimum of ten feet (10') from the rear and side yard property lines will be considered permitted in only the R, R-1, R-2, R-3, R-5 and R-6 zones in the Borough of Glassboro.

§107-101, PRC Planned Retirement Community (Overlay)

[Amended 03-26-01 by Ord No. 50-01]

The purpose of the PRC Overlay District is to permit a mixed land use community with an emphasis on age restricted housing. The PRC District is created as an optional overlay within a specific sector of Glassboro Southwest of Route 55 and shown on the Zoning Map, allowing primarily age restricted single family detached and multi-family dwellings with limited non-age restricted housing, restricted commercial uses, and recreational uses, to be constructed as part of a multi-faceted, creatively designed, comprehensive planned development intended to meet the needs of Glassboro's senior residents.

Overlay Criteria

1. The minimum tract size shall be 100 contiguous acres. For the purposes of this ordinance, tracts of land which are separated only by a street shall be considered contiguous.

2. Any development utilizing this overlay shall be considered a planned development as

defined by the Municipal Land Use Law (NASA 40:55D -1 et seq.) and shall meet the minimum requirements established for a planned development.

General Site Requirements

1. Within the PRC Overlay District, a minimum of 15% of the total acreage shall be reserved for non-residential uses. A maximum of 30% of the total acreage shall be reserved for non-residential uses. Mixed use areas of residential and non residential shall be considered as non-residential.

2. The maximum gross residential density shall be 3 units per acre, based on all of the acreage and dwelling units within the entire tract.

3. The PRC commercial village area shall be created for the purpose of providing goods and services for the residents of the development and in the surrounding area.

4. A minimum of 25% of the total tract shall be reserved for open space purposes.

5. There shall be a buffer area with a minimum width of 50 feet along the perimeter of the PRC development adjacent to existing roads, of which 25 feet shall be landscaped. Elsewhere, the landscaped buffer area shall be a minimum of 25 feet.

The landscape planting density of the buffer shall be determined by the Planning Board based upon the following factors:

a. The intensity of the proposed uses on the development site.

b. The existing or proposed uses on the adjacent site.

c. The zoning of the adjacent site.

6. A minimum of 75% of all residential units shall be deed restricted as age restricted housing. The remaining 25% may be non-age restricted housing.

7. A minimum of 67% of all residential units shall be detached single family dwellings.

G. Permitted principal uses (land and buildings)

1. Age restricted, detached single family dwellings subject to the following:

a. All units within the development shall be occupied by at least one person 55 years of age or older as specified by federal law at the time of occupancy. No children under the age of 19 are permitted to reside in the age-restricted housing.

b. Recreational facilities, such as swimming pools, tennis courts, jogging areas, putting greens and lawn areas shall be provided to meet the needs of the residents. A clubhouse shall be constructed with a minimum square footage of 15 square feet per unit in the development, with a minimum size of 4,000 square feet. The total cost of the proposed facilities shall be at least \$1,000 per unit.

c. A homeowner's association shall be formed in accordance with Section 107-48 of this Ordinance. All common open spaces including stormwater management facilities shall be owned and maintained by the association. This association may be affiliated with an overall development association or may be a separate association.

d. No proposed units shall front on an existing street.

e. A 25 foot landscaped buffer shall be provided between this use or any other residential use. A 50 foot landscaped buffer shall be provided between this use and any non-residential use. These buffers shall be in addition to the minimum yards required for each use.

f. Each dwelling unit shall be provided at least a 1-car garage with a remote car door opener. Each garage shall be accessed by a paved double wide driveway at least 20 feet wide and 25 feet in length, measured from the R.O.W.

2. Non-age restricted, detached single family dwellings subject to the following:

a. Recreational facilities shall be provided to meet the needs of the residents. These needs shall be met through the construction of facilities within each section or through the construction of common facilities within each section or through the construction of common facilities for the entire development. The total cost of the proposed facilities shall be at least \$1,000 per unit.

b. A homeowners' association shall be formed in accordance with section 107-48 of this Ordinance. All common open space including stormwater management facilities shall be owned and maintained by the association. This association may be affiliated with an overall development association or may be a separate association.

c. No proposed units shall front on an existing street.

d. A 25 foot landscaped buffer shall be provided between this use or any other residential use. A 50 foot landscaped buffer shall be provided between this use and any non-residential use. These buffers shall be in addition to the minimum yards required for each use.

e. Each dwelling unit shall be provided at least a 1-car garage with a remote car door opener. Each garage shall be accessed by a paved double wide driveway at least 20 feet wide and 40 feet in length, measured from the R.O.W.

f. At all times the total number of building permits issued for age restricted residential units shall be at least twice the total number of building permits issued for non-age restricted residential units.

3. Multi-family residential housing provided that any such units shall be designed as part of the PRC commercial village area within a development and meet the following standards:

a. There shall be a direct pedestrian linkage between such uses and all other uses.

b. All such units must be located within the PRC commercial village area.

c. Recreational facilities shall be provided to meet the needs of the residents. These needs shall be met through the construction of facilities within each section or through the construction of common facilities for the entire development. The total cost of the proposed facilities shall be at least \$1,000 per unit.

d. A homeowner's association shall be formed in accordance with section 107-48 of this Ordinance. All common open spaces including stormwater management facilities shall be owned and maintained by the association. This association may be affiliated with an overall development association or may be a separate association.

e. No proposed units shall front on an existing street.

f. A 25 foot landscaped buffer shall be provided between this use or any other residential use. A 50 foot landscaped buffer shall be provided between this use and any non-residential use. These buffers shall be in addition to the minimum yards required for each use. If deemed appropriate by design, the Planning Board may adjust or waive this requirement for the portion of the development adjacent to the village area.

4. The retail sale of consumable products, including grocers, delicatessens, restaurants without drive-up window service, and supermarkets; wearing apparel, pharmaceuticals, small appliances, stationary, garden supplies, and similar general merchandise; personal service facilities such as barbers, beauty salons, tailors, shoe repair, and eye wear; general offices; financial institutions, medical and professional centers; adult day-care center; cultural center; and a movie complex consisting of no more than 8 theaters. Regional shopping center uses including major department stores, and similar major hardware and other large specialty stores often referred to as "Big Box" uses shall be expressly prohibited.

5. Hotels.

6. Indoor recreational uses.

7. Assisted or independent living facilities. For the purposes of this ordinance, these uses shall not be considered residential uses.

8. Golf Courses.

B. Permitted Accessory Uses (land and buildings)

1. Detached single family dwellings shall be permitted to have only the following accessory uses which must also be approved by the applicable homeowner's association:

a. Patio, paved terrace, open porch and first floor decks provided that such uses shall conform with the front and side setback requirements, and shall not encroach upon the required rear yard.

b. Fences on non-age restricted and commercial properties only, subject to the

following:

- 1) No fence shall exceed four (4') feet in height.
- 2) Fences shall be constructed of a consistent material and design.
- 3) The proposed locations of fences shall be shown on the preliminary and final subdivision and site plans.
- 4) Fences shall only be permitted to the rear of each house. On corner lots, no fence shall be located in the front setback off either street.
- 5) All fences shall be double-sided, or designed to look the same from either side.

c. Swimming pools subject to the following:

- 1) Only in-ground pools shall be permitted.
- 2) No pool or pool related structure shall be permitted in the front yard between the principal building and the street line. The edge of any improvement related to the pool (coping, patio, walkway around the pool or similar improvements) shall be no closer than 4 feet and the water's edge shall be no closer than 6 feet to a side or rear lot line. Code complying spas/hot tubs may be located not closer than four feet (4') to principal building (all zones).

2. Multi-family dwellings shall be permitted to have only the following accessory uses:

- a. Detached garages approved as part of a project site plan approval.
 - b. Trash and recyclable enclosures approved as part of a project site plan approval.
 - c. Patio, paved terrace, and first floor decks provided that such uses shall only be permitted in the rear yard, shall not extend more than 10 feet from the principal structure, and shall be approved by the applicable homeowner's association.
3. For non-residential uses, off-street parking and loading are required and permitted, but where a use operates its own vehicle(s), which vehicle(s) will be parked or stored at the business, the parking or storing spaces required for the vehicle(s) shall be in addition to the minimum off-street parking and loading requirements of the Ordinance.
4. Hotels may have a conference center, a restaurant, coffee shop, gift shop, pool and/or similar accessory uses customarily incidental to hotels.
5. For all residential uses the following accessory uses are specifically prohibited:
- a. Sheds.
 - b. The parking of a vehicle anywhere between the street line and the building setback except in a paved driveway.
 - c. The exterior storage of any boat, motor home, travel trailer or camper.
 - d. The parking of any commercial vehicles.

6. For all age restricted residential uses the following accessory use is specifically prohibited:

a. Fences.

C. Bulk Regulations

1.

<u>Single Family Detached (SFD)</u>	<u>Age Restricted</u>	<u>Non-age Restricted</u>
Min. Lot Area	6,000 SF	8,000 SF
Min. Lot Width	55 FT	80 FT
Min. Lot Depth	110 FT	100 FT
Min. Front Yard	25' for age-restricted SFD	40 FT
Min. Rear Yard	20 FT	25 FT
Min. Side Yard	8 FT/16 FT agg.	10'/20' agg.
Max. Building Height	30 FT	30 FT
Max. Building Coverage	40%	25%
Max. Paving Coverage	20%	15%
Min. Landscaped Area	20%	20%

The minimum lot width shall be required at the front and rear setback lines.

No more than two adjacent houses may have the same front setback. Houses shall be offset a minimum of 2 feet in order to be considered as having a different setback.

2.

<u>Multi-family Attached (MFA)</u>	<u>Townhouses</u>	<u>Flats</u>
Min. Width	20 FT	N/A
Min. Front Yard	20 FT	20 FT
Min. Rear Yard	20 FT	20 FT
Max. Building Height	30 FT	50 FT (<i>when commercial use is on the 1st floor, otherwise, 30 ft.</i>)
Building-to-building setbacks		
Front-to-front	60 FT	60 FT
Side-to-side	20 FT	30 FT
Other combinations	50 FT	50 FT
Garage Door:		
From street R.O.W.	25 FT	25 FT
From internal driveway/aisle, <i>or sidewalk where provided</i>	25 FT	25 FT

3. Non-residential

- a. The minimum building setback from any existing road shall be 100 feet.
- b. The minimum building setback from any property which is not developed under the provision of this overlay district shall be 50 feet.
- c. The minimum building setback from any proposed detached single family dwelling shall be 75 feet.
- d. The maximum building coverage within the entire PRC commercial village area shall be 30%.
- e. The maximum pavement coverage within the entire PRC commercial village area shall be 40%.

f. The maximum building height shall be 50 feet.

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