

LAND USE

188 Attachment 3

**Township of Howell
Schedule III Bulk and Dimensional Requirements
Residential Zones**

[Added 3-20-2007 by Ord. No. 0-07-9¹; amended 7-18-2017 by Ord. No. 0-17-16; 3-20-2018 by Ord. No. O-18-02]

	ARE (in acres)									RRC	ARE C	ARE NRW	Moderate\ Low Income
	6		4		3		2		1				
	Conventional	Cluster, Lot Averaging and Open Lands	Conventional	Cluster, Lot Averaging and Open Lands	Conventional	Cluster, Lot Averaging and Open Lands	Conventional	Lot Averaging and Open Lands	Conventional				
Minimum													
Lot area ⁴	6	2 ²	4	1.5 ²	3	1.25 ²	2	1 ³	40,000 feet				
Lot width	300 feet	200 feet	200 feet	150 feet	200 feet	125 feet	200 feet	100 feet	200 feet				
Lot depth	400 feet ¹	200 feet ¹	300 feet	150 feet	200 feet	125 feet	200 feet	100 feet	200 feet				
Front yard ⁴	100 feet	75 feet	100 feet	75 feet	50 feet	50 feet	50 feet	35 feet	50 feet				
Side yard (each side) ⁴	60 feet	50 feet	40 feet	30 feet	30 feet	25 feet	30 feet	20 feet	30 feet				
Rear yard ⁴	60 feet	50 feet	50 feet	40 feet	40 feet	35 feet	50 feet	30 feet	40 feet				
Open space	---	See Code options	---	See Code options	---	See Code options	---	See Code options					
Maximum													
Lot coverage (all impervious)	5%	15%	10%	15%	12.50%	15%	15%	15%	30%				
Building coverage (principal and accessory structures)	3%	12%	7%	12%	10%	12%	12%	12%	15%				
Building height ⁴	35 feet	35 feet	35 feet	35 feet	35 feet	35 feet	35 feet	35 feet	30 feet				
Accessory buildings	Side and rear yards shall equal building height; for lots of 10,000 square feet or less, structures of 10 feet or less in height shall not be placed closer than five feet to a side or rear property line.												

See specific zoning sections for standards.

NOTES:

- ¹ All lots requiring reverse frontage along arterial and collector streets shall have an additional 25 feet of depth to allow for the establishment of the buffers outlined in § 188-63.
- ² The required lot area under the "lot averaging" option for ARE-3, ARE-4 and ARE-6 is between two acres and three acres for 60% of the lots, and the minimum lot size is as indicated in Schedule III.
- ³ The required lot area under the "lot averaging" option for ARE-2 is between one acre and three acres for 60% of the lots, and the minimum lot size is as indicated in Schedule III.
- ⁴ For all solar energy generation facilities in the ARE-2, ARE-3, ARE-4 and ARE-6 Zones, the following dimensional requirements are applicable:
 - (a) Lot area shall be a minimum of 65 acres.
 - (b) Front yard setback: minimum 60 feet.
 - (c) Side yard setback: 60 feet
 - (d) Rear yard setback: 60 feet.
 - (e) Height: maximum 15 feet.

¹ Editor's Note: Ord. No. 0-07-18, adopted 5-15-2007, "grandfathered" the bulk and dimensional requirements of existing lots and lots that were the subject of final subdivision approvals prior to the effective date of Ord. No. 0-07-9 as follows: "All lots in existence on the official Zoning Map of the Township of Howell, or which were approved for final subdivision by the Howell Planning Board prior to the effective date of Ordinance 07-09, shall not be deemed nonconforming under the zoning criteria and bulk and dimensional requirements of Ordinance 07-09, but shall instead be subject to the bulk and dimensional requirements of the zoning districts pursuant to the zoning ordinances that were in effect immediately prior to the adoption of said ordinance. The bulk and dimensional requirements established by Ordinance 07-09 shall apply only to lots created after the effective date of said ordinance."