

§84-39. R-80 Residential District.

The following regulations shall apply in the R-80 Residential District:

A. Permitted uses.

- (1) Single-family dwellings.
- (2) Temporary buildings for uses incidental to construction work, provided that such buildings are removed upon completion or abandonment of the construction work.

B. Permitted accessory uses.

- (1) All accessory uses permitted in the LC Land Conservation District under §84-38B.

C. The area, yard and building requirements are as specified for this zone in the schedule of requirements in §84-29D of this chapter.

D. Uses requiring a conditional use permit, subject to the provisions of Article IV of this chapter.

- (1) Churches and places of worship.
- (2) Public utilities.
- (3) Hospitals, philanthropic or eleemosynary uses.
- (4) Quasi-public buildings and recreation areas.
- (5) Commercial swimming pools and swimming dubs.
- (6) Home professional offices and home occupations.
- (7) Corporate headquarters facilities and executive offices on parcels of land consisting of at least 50 acres and having frontage of at least 500 feet each on two arterial roadways as designated on the Circulation Plan of the Township of Marlboro Comprehensive Master Plan. Such facilities shall be in a comprehensively planned setting subject to the provisions of §84-74.4. Specifically excluded are general commercial or professional office uses, light industrial and research uses and other similar uses. [Added 6-17-1999 by Ord. No. 1999-11]

E. Cluster development; reduced lot size development. In order to facilitate sound

planning and to encourage coordinated community [development](#), certain deviations from the requirements above may be permitted where appropriate conditions prevail and the standards and regulations of §84-29D are met relative to the **R-80** Residential [District](#), as well as the cluster provisions of §84-35.

****Webmaster's Note:** The previous sections §84-38 and §84-39 have been revised as per Supplement dated 8/5/99.

F. [Golf Course](#) Residential Community (GCRC). [Added 6-8-89 by Ord. No. 10-89]

(1) Permitted uses.

(a) Single-family dwellings.

(b) Private golf courses.

(c) [Cluster development](#). Notwithstanding the provisions of Subsection E of this section, reduction of [lot](#) size shall be permitted according to the following standards and the cluster provisions of §84-35; provided, however, that wherever the following standards are inconsistent with the provisions of §84-35, the standards set forth herein shall control:

[1] The minimum size of a [tract](#) or parcel of [land](#) proposed for [development](#) under the [cluster development](#) provisions of this section, inclusive of the [golf course](#) area, shall be one hundred (100) acres.

[2] The maximum number of residential [building](#) lots for each [cluster development](#) shall be computed on the basis of forty-eight hundredths (0.48) [lot](#) per gross acre, inclusive of [golf course](#) area and exclusive of delineated floodplains and [wetlands](#). If this calculation results in a remaining fraction of a [lot](#), the fraction should be rounded to the nearest whole number.

[3] The [tract](#) or parcel of [land](#) must be serviced by municipal water supply and either a sanitary sewer system or septic systems.

[4] A minimum of thirty-five (35) acres or a [land](#) area equal to thirty percent (30%) of the gross area of the proposed [tract](#), whichever is greater, shall consist of [land](#) to be developed and used as a [golf course](#) and its permitted accessory uses. Said minimum [land](#) area shall either not be included within residential lots or be included within the residential lots but subject to an easement restricting that portion of the residential [lot](#) so included to be used, developed and maintained as part of the [golf course](#) by a [homeowners' association](#), or a combination of

both.

[a] Easements restricting portions of the residential lots to [use](#) as a part of the [golf course](#) shall not affect more than forty percent (40%) of any [lot](#), and said easement(s) shall be restricted in perpetuity to a conservation/[open space use](#) or [golf course use](#).

[b] No fences shall be permitted in the area restricted as set forth in Subsection F(1)(c)[4][a] above.

[c] Title to that portion of the [tract](#) not within a residential [lot](#) shall remain restricted in perpetuity to [use](#) as [open space](#), utilized for common passive recreation and accessory uses and maintained by a [homeowners' association](#).

[d] The clubhouse and any accessory uses shall be restricted for the benefit of members and guests. In no event shall a public [restaurant](#) be permitted.

[5] All [homeowners' association](#) governing documents, legal instruments, plans and/or maps creating and establishing restrictive covenants, [open space](#) requirements and easements shall be submitted for review and approval to the [Planning Board](#) at [final approval](#). Prior to perfection of the application for [development](#), the [applicant](#) shall produce evidence that no interest or liens of third parties are existing or have been created which affect the common area and are superior to the rights of the [homeowners' association](#).

[6] The [homeowners' association](#) shall consist of the fee simple owners of each of the residential lots created as part of the [development](#). Title to that portion of the [tract](#) not within a residential [lot](#) shall be owned by the [homeowners' association](#) and may be leased and operated as a golf club which is self-sustaining based upon membership fees, dues, greens fees or other charges normally incident to such facilities.

[7] The [golf course](#) shall include and be serviced by a clubhouse containing not less than seven thousand five hundred (7,500) square feet plus twenty (20) square feet for each residential [lot](#) in the community in excess of fifty (50).

[8] The [golf course](#) shall provide for eighteen (18) holes with a minimum of three thousand four hundred (3,400) yards. No [building](#) permits shall be issued for more than twenty (20) houses until the full eighteen (18) holes have been constructed.

[9] Minimum [lot](#) dimensions, minimum required yard area, [building](#) requirements and maximum percent of [lot](#) coverage for the residential lots shall be as follows:

[a] [Lot](#) area: minimum fifty-five thousand (55,000) square feet

[b] [Lot](#) frontage: minimum two hundred twenty-five (225) feet for any [lot](#) fronting on a preexisting [street](#) and minimum one hundred thirty (130) feet for all other lots.

[c] [Lot](#) width: minimum two hundred twenty-five (225) feet for any [lot](#) fronting on a preexisting [street](#) and minimum one hundred thirty (130) feet for all other lots.

[d] [Lot](#) depth: minimum two hundred (200) feet.

[e] [Front yard setback](#). minimum fifty (50) feet

[f] [Side yard setback](#). for principal buildings, minimum fifty (50) feet for any [lot](#) fronting on a preexisting [street](#) and minimum twenty-five (25) feet for all other lots; for accessory buildings, minimum twenty (20) feet.

[g] [Rear yard setback](#): minimum fifty (50) feet for principal building-, minimum twenty-five (25) feet for accessory [building](#).

[h] [Building](#) height- maximum thirty-five (35) feet principal [building](#) and clubhouse; maximum fifteen (15) feet for other accessory buildings.

[i] Gross [floor area](#): minimum two thousand (2,000) square feet

Ground [floor area](#): minimum one thousand five hundred (1,500) square feet

[k] [Lot](#) coverage: maximum twenty percent (20%). Pavement width: minimum pavement width for [interior](#) streets thirty (30) feet.

[10] Clubhouse parking. One (1) [parking space](#) shall be provided for every three (3) club members.

(2) Permitted accessory uses.

(a) All accessory uses permitted in the LC [Land](#) Conservation [District](#) under



§84-38B.

(b) Other customary accessory uses and buildings which are clearly incidental to the principal uses and buildings, including structures, such as a clubhouse, tennis courts, lounges and dining and refreshment facilities, which are incidental to and subordinate to the operation of a [golf course](#).

G. Signs are permitted as per §84-62 of this chapter.

H. Parking is permitted as per §84-60 of this chapter.

I. Fences are permitted as per §84-58 of this chapter.

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