

30-129 R-4R RURAL CONSERVATION DISTRICT.

30-129.1 Regulations.

Regulations for the R-4R Rural Conservation District are as follows. (Ord. No. 2005-32 § XVII)

30-129.2 Purpose.

The purposes of the R-4R District are as follows:

- a. To guide the appropriate use and development of the remaining developable residential lands in Holmdel in a manner that protects natural systems.
- b. To promote a desirable visual environment and good civic design and arrangements by regulating building type, street design, and open space, by encouraging buildings to face greens wherever possible, and by encouraging creative development techniques to preserve natural and scenic resources.
- c. To encourage developments which utilize residential clustering to preserve scenic and natural resources and to provide neighborhoods with a sense of place.
- d. To promote the conservation of Holmdel's remaining open space and natural resources while permitting appropriate residential development.
- e. To prevent urban sprawl and degradation of the environment by encouraging development that respects its environmental setting, is properly sited so as to protect natural resources, and provides for natural stormwater management.
- f. To ensure that development in the R-4R District preserves wetlands, wetland buffers, steep slopes, stream corridors, existing forested areas, significant trees, specimen trees, historic sites and structures, and scenic views of open space from public rights-of-way.

(Ord. No. 2005-32 § XVII)

30-129.3 Overall Development Parameters.

The following development parameters shall be applicable to the entire R-4R District.

- a. The district shall be subdivided into individual building lots. Except for lots with governmental, recreational or cemetery uses, a maximum of one (1) principal building shall be permitted on each lot.
- b. Principal buildings are permitted only in those locations shown in the Master Plan. The Master Plan indicates which building types are allowed in which areas of the R-4R District. These guidelines must be followed, with the following exceptions:

1. On any property not subject to residential clustering, a single individual estate house may be situated in accordance with the bulk requirements for such houses, regardless of whether the Master Plan indicates that buildings are permitted on such property. The determination as to whether a property is subject to residential clustering shall be made in accordance with the requirements of this section as set forth below.

2. Cemetery-related, municipal and farm buildings may be located in areas not shown in the Master Plan.

3. Residential dwellings may be located within residual dwelling site areas within tracts subject to farmland easements, subject to the provisions of Section 30-58B, and provided that not more than one (1) residual dwelling site area shall be permitted for each one hundred (100) acres mapped within the R-4R District.

c. Buildings are permitted only in those locations shown in the Master Plan. The Master Plan indicates which building types are allowed in which areas of the R-4R District. These guidelines must be followed, with the following exceptions:

1. On any property not subject to residential clustering, a single individual estate house may be situated in accordance with the bulk requirements for such houses, regardless of whether the Master Plan indicates that buildings are permitted on such property. The determination as to whether a property is subject to residential clustering shall be made in accordance with the requirements of this section as set forth below. A property not subject to residential clustering may be subdivided in accordance with the standards set forth in subsection 30-129.6b. below. An individual estate house may be constructed on each resulting lot.

2. Cemetery-related, municipal and farm buildings may be located in areas not shown in the Master Plan.

d. Each principal building shall be required to have an individual subsurface septic facility located on the same lot as the building it serves. Public sewer systems, package treatment plants, and other communal means of sewage treatment shall be prohibited.

e. Each principal building lot shall be of sufficient size and proper layout to accommodate an individual subsurface septic facility which complies with all applicable requirements.

(Ord. No. 2005-32 § XVII; Ord. No. 2005-38 § XI; Ord. No. 2006-19 § XII)

30-129.4 Building Types and Uses Allowed by Right.

The following building types and uses are allowed by right within the R-4R District. Development parameters for each building type and are set forth in Section 30-61, Building Types.

- a. Rural estate houses containing one (1) single-family residence within each principal building, in the locations shown in the Master Plan.
- b. Green estate houses containing one (1) single-family residence with each principal building, in the locations shown in the Master Plan.
- c. Individual estate houses containing one (1) single-family residence within each principal building, on lots outside residential clusters only.
- d. Cemeteries, mortuaries and mausoleums, subject to the following:
 - 1. Maximum lot coverage excluding tombs and gravestones: thirty (30%) percent.
 - 2. Maximum gross floor area ratio: 0.15.
 - 3. Minimum setback from a street or property line: thirty (30) feet.
 - 4. Exception: The above standards do not apply to historic cemeteries which occupy one (1) acre or less (such as the existing historic cemetery located in Lot 2 of Block 15 on the official tax maps of the Township of Holmdel).
- e. Parks.
- f. Reservation areas.
- g. Preservation areas.
- h. Buildings, structures and premises for use by the Township for any municipal purpose.
- i. Farming and agriculture.
- j. A single-family residential dwelling within a residual dwelling site area, subject to the requirements of Section 30-58B.

(Ord. No. 2005-32 § XVII; Ord. No. 2006-19 § XII)

30-129.5 Accessory Uses.

- a. On any lot: Off-street parking and loading.
- b. On a residential lot or residual dwelling site area: Swimming pools, pool houses and equipment sheds, garages, toolsheds, tennis courts, basketball courts and gazebos.
- c. In a preservation area or reservation area: Gazebos or other accessory structures and uses incidental to the use of the land for passive recreation or environmental conservation.

d. In a park or green, including parks or greens within reservation areas: Gazebos, playground equipment or other accessory structures and uses incidental to the use of the land for passive or active recreation.

e. On a farm, including farms protected by farmland easements within reservation areas: Accessory structures and uses permitted by and subject to the requirements of subsection 30-131.4a., b., c., e., f. and g.

(Ord. No. 2005-32 § XVII; Ord. No. 2006-19 § XII)

30-129.6 Residential Clustering.

Residential clustering shall be required in accordance with the following standards. The standards in Section 30-55 shall not apply to residential clustering in the R-4R District.

a. The minimum and maximum lot sizes shall be in accordance with the standards for each building type specified in Section 30-61.

b. Residential clustering shall be required for all development, except that clustering shall not be required for subdivisions of three (3) or fewer lots, provided that the parent lot is not greater than twenty (20) acres, and provided further that the lots are drawn such that they could not be further subdivided in accordance with the requirements of this subsection. If residential clustering is not utilized, the minimum lot area shall be four (4) acres, and the only permitted building type is an Individual estate house. Bulk standards are provided in Section 30-61.

c. Throughout the district, on clustered properties, preservation areas, reservation areas and greenway trails shall be provided as described in this subsection, subject to all requirements for such areas and trails in this chapter. On nonclustered properties greenway trails shall be provided where shown in the Master Plan, but reservation areas and preservation areas shall not be required.

d. The maximum allowable residential density on clustered properties within the R-4R District shall be one (1) residential unit for each five (5.0) acres of gross land area. Within an individual tract, or within two (2) or more noncontiguous tracts in common ownership, lots smaller than five (5.0) acres shall be permitted, provided that the gross density of the entire area of the tract or tracts does not exceed one (1) residential unit for each five (5.0) acres, including roadways and open space. This paragraph shall not apply to nonclustered properties.

e. The minimum area set aside for open space, including parks, active recreation facilities, reservation areas and preservation areas, shall be sixty (60%) percent of the tract. All open space set aside under this paragraph shall be located outside individual private building lots. Where a tract includes lands in another municipality, part or all of such lands may be included in the open space calculation, provided that such lands are located outside individual building lots and meet the definition of "open space" provided in this chapter. This paragraph does not apply to nonclustered properties.

f. Applications for development of properties on which reservation areas and preservation areas are not delineated in the Master Plan, or on which the only preservation areas delineated are those within existing conservation easements, shall include a map showing wetlands, wetland buffers, steep slopes, stream corridors, existing forested areas, significant trees, specimen trees, and historic sites and structures. An application for development on such properties shall also include a written statement discussing each of these elements and describing how the development proposal works to preserve these elements. This requirement may be fulfilled by the submittal of an Environmental Resource Survey and Environmental Impact Report in accordance with the requirements of Section 30-59 and a Woodland Retention and Preservation Plan in accordance with the requirements of Section 30-116.10c. and, if so fulfilled, shall not require a separate submittal.

g. Within any cluster subdivision, the number of rural estate houses and/or green estate houses shall be reduced by one (1) house for each one (1) residual dwelling site area designated within a tract subject to a farmland easement within the subdivision.

(Ord. No. 2005-32 § XVII; Ord. No. 2005-38 § XII; Ord. #2006-19 § XII)

30-129.7 Bulk and Yard Requirements.

Bulk and yard requirements for individual buildings shall be as indicated in Section 30-61, Building Types. (Ord. No. 2005-32 § XVII)

30-129.8 Design Requirements.

a. The following requirements shall apply to clustered properties in the R-4R District. Nonclustered properties shall not be required to comply with these provisions.

b. Building facade materials shall be masonry, brick, wood, stone, cement, fiber-cement or stucco, or stimulated materials made from one (1) or more of these materials. Vinyl is prohibited except for architectural or restoration vinyl with a wood-grain appearance.

c. All buildings shall have articulated based courses of stone, brick or stucco, and cornices or soffits.

d. The design standards that follow are advisory in nature. They should not be construed or enforced as requirements.

1. Architectural detailing should be used to provide visual interest.

2. Horizontal facades should be broken down into segments having vertical orientation, and vertically oriented facades shall be broken down into horizontal components through use of appropriate design features.

3. Expansive blank or nearly blank walls not interrupted by windows or other design features are discouraged.

4. Appearance of the side and rear elevations of buildings should receive architectural treatments comparable to that of any proposed front facade if said elevations are visible from public rights-of-way.

5. Plate glass windows should have muntins or simulated muntins.

(Ord. No. 2005-32 § XVII; Ord. No. 2005-38 § XIII)

30-129.9 Streets and Streetscaping.

a. All local streets and streetscaping shall conform to the Rural Conservation Special Area Street Regulations set forth in Section 30-103k. of this chapter, provided that, in accordance with Section 30-51d, any deviation from a standard in Section 30-103k. shall be by way of exception pursuant to N.J.S.A. 40:55D-51.

b. For cluster subdivisions that front on Route 34, Holmdel Road, Schanck Road and Roberts Road, a four (4) foot high rail fence shall be provided at a consistent setback at least twenty-five (25) feet from the right-of-way. Between the fence and the pavement, a staggered double row of street trees shall be provided at a spacing of thirty (30) feet. The first row shall be located within five (5) feet from the right-of-way, and the second tree shall be located ten (10) feet from the first row. Behind the fence, a random pattern of coniferous and deciduous vegetation is required, with one (1) tree for every five hundred (500) square feet. The use of native vegetation is strongly encouraged. If berms are provided, they must be situated behind the fence. These requirements do not apply to individual estate houses.

(Ord. No. 2005-32 § XVII; Ord. No. 2005-38 § XIV; Ord. No. 2006-19 § XII)

30-129.10 Preservation Areas.

a. Preservation areas shall be provided in the areas shown in the Master Plan and also in other areas which are not so indicated in the Master Plan but fall into one of the following categories:

1. Surface water bodies.
2. Protected wetlands and wetlands buffers.
3. Riparian corridors and stream buffers.
4. Floodways.

b. Preservation areas shall comply with the requirements of Section 30-82. Within a cluster development, preservation areas shall be located outside the individual building lots. On nonclustered properties, the designation of preservation areas is not required. However, such properties are still subject to the requirement to provide conservation easements as per the

Resource Management Regulations, Section 30-116. (Ord. No. 2005-32 § XVII; Ord. No. 2005-38 § XV)

30-129.11 Reservation Areas.

Reservation areas shall be provided in the locations shown in the Master Plan and shall comply with the requirements of Section 30-83. The approving authority may require that existing historic structures and sites be retained in reservation areas. Within a cluster development, reservation areas shall be located outside of the individual building lots. On nonclustered properties, the designation of reservation areas is not required. (Ord. No. 2005-32 § XVI; Ord. No. 2005-38 § XVI)

30-129.12 Parks.

The R-4R District shall include parks shown in the Master Plan. Park types shall include cul-de-sac islands, greenway access corridors and greens, as indicated in the Master Plan.

a. Parks shall be improved to encourage public access. Parks that simply serve as a visual screen or buffer and are not pedestrian accessible shall be discouraged. Parks in the R-4R District should be bounded entirely by public streets.

b. Accessory structures are permitted in parks over one (1) acre in area. Such structures shall be clearly subordinate to the park use.

c. Maximum building coverage shall be three (3%) percent. Maximum footprint of an individual building shall be five hundred (500) square feet. Maximum lot coverage shall be ten (10%) percent.

d. Parks may include the following active recreation facilities: playground equipment, fitness trail equipment. Other active recreation facilities are prohibited.

e. Parks may be dedicated to a homeowners' association or commercial property owner, as appropriate. Alternatively, parks may be dedicated to the Township, at the developer's option and conditional on the Township's acceptance of such open space.

f. A landscape easement should be placed on parks.

g. Wet ponds, detention basins, infiltration basins and constructed stormwater wetlands that handle stormwater from areas other than the park itself are prohibited in parks. Swales are permitted.

(Ord. No. 2005-32 § XVII)

30-129.13 Trails.

Trails shall comply with the requirements of Section 30-112. Trails shall be required in the locations shown in the Holmdel Township Master Plan and shall be optional in other locations. (Ord. No. 2005-32 § XVII)

30-129.14 Buffers.

The buffer requirements of Section 30-54 shall not apply to uses permitted by right in the R-4R District, so long as those buildings and uses are provided in the locations shown in the Master Plan. (Ord. No. 2005-32 § XVII)

30-129.15 Inconsistencies.

Should any inconsistency arise between the regulations in this subsection and that in other sections of this chapter, the regulations in this subsection shall prevail. (Ord. No. 2005-32 § XVII)