

**TOWNSHIP OF READINGTON
COUNTY OF HUNTERDON, STATE OF NEW JERSEY**

**AN ORDINANCE AMENDING AND SUPPLEMENTING PORTIONS OF THE LAND
USE ORDINANCE FOUND IN CHAPTER 148 ENTITLED "LAND DEVELOPMENT" OF
THE CODE OF THE TOWNSHIP OF READINGTON, COUNTY OF HUNTERDON AND
STATE OF NEW JERSEY PERMITTING UP TO TWO DETACHED SINGLE-FAMILY
DWELLINGS ON LOTS WITH AN APPROPRIATE LOT SIZE IN THE SRR SPECIAL
RESOURCE RESIDENTIAL AND RR RURAL RESIDENTIAL ZONES**

Ordinance #01-2025

WHEREAS, the Township ordinance does not permit more than one dwelling on one lot within single-family residential districts; and

WHEREAS the Township sees a benefit to permitting more than one dwelling on a limited number of large properties within appropriate single-family residential districts to provide the opportunity for multiple members, or generations, of families to live on the same property within their individual homes, thus increasing the available housing stock within the Township in a manner that does not compromise the rural, agricultural character of the landscape; and

WHEREAS the Township intends to allow the development of such homes in a manner that protects the environment, including groundwater resources, surface waters, forests, wetlands, steep slopes, and without compromising the Township's agricultural and open space preservation policies; and

WHEREAS the minimum permitted lot sizes in the SRR Special Resource Residential and RR Rural Residential zoning districts are, most prominently, based on the ability of the groundwater to dilute nitrates from septic effluent emanating from on-site subsurface septic disposal fields that serve homes in the districts; and

WHEREAS, in order to allow up to two homes on a single property in the SRR Special Resource Residential and RR Rural Residential districts without negatively impacting groundwater quality due to unanticipated concentrations of nitrates, any lot upon which two detached single-family dwellings are developed should have at least four times the area of the minimum required conventional lot size for a single-family home in the SRR zone and at least eight times the area of the minimum required conventional lot size for a single-family home in the RR zone.

NOW THEREFORE BE IT ORDAINED BY THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF READINGTON IN THE COUNTY OF HUNTERDON, STATE OF NEW JERSEY that the following amendments shall be made to Chapter 148 of the Land Use Ordinance as follows (new language is underlined and bolded **thus**; deleted language is struck ~~thus~~):

SECTION 1. The aforementioned preambles are incorporated herewith as if fully set forth herein.

SECTION 2. The following sections of Article IV “District Regulations”, are hereby amended to permit up to two detached single-family dwellings on lots with a certain minimum acreage, as follows:

§148-14 SRR Special Resource Residential Zone

A. **Permitted principal**~~Principal permitted~~ uses. One of the following:

- (1) Detached single-family dwelling units. **Lots having an area of 40 acres or greater may have up to two detached single-family dwellings, subject to all of the following requirements:**
 - (a) **No dwellings on the subject property shall be rented for a time period of six months or less.**
 - (b) **The property shall have no more than one driveway-to-street connection per street frontage.**
 - (c) **The property, and all buildings and structures, shall conform to all bulk, spatial and use regulations of Chapter 148. However, one dwelling may be located within the front yard of the other dwelling, provided that the minimum front yard setback is compliant for all buildings.**

§148-16 RR Rural Residential Zone

A. Permitted principal uses - RR Zone.

- (2) Detached single-family dwelling units. **Lots with an area of 40 acres or greater may have up to two detached single-family dwellings, subject to all of the following**

requirements:

- (a) **No dwellings on the subject property shall be rented for a time period of six months or less.**
- (b) **The property shall have no more than one driveway/street connection per street frontage.**
- (c) **The property, and all buildings and structures, shall conform to all bulk, spatial and use regulations of Chapter 148. However, one dwelling may be located within the front yard of the other dwelling, provided that the minimum front yard setback is compliant.**

SECTION 3. All other language not specifically changed by this ordinance amendment shall remain in full force and effect.

SECTION 4. The sections, subsections and provisions of this ordinance may be renumbered as necessary or practical for codification purposes.

SECTION 5. This ordinance supersedes any ordinances, sections or portion(s) of the Land Use or any other Township ordinance inconsistent herewith.

SECTION 6. If the provision of any article, section, subsection, paragraph, subdivision or clause of this ordinance shall be adjudged by a court of competent jurisdiction to be invalid, such order or judgment shall not affect, impair or invalidate the remainder of any such article, section, subsection, paragraph, subdivision or clause and, to this end, the provisions of this ordinance are hereby declared to be severable.

SECTION 7. This ordinance shall take effect immediately upon final passage and publication in accordance with law and upon filing with the Hunterdon County Planning Board.

A TRUE COPY OF WHICH ORDINANCE IS PRINTED ABOVE WAS INTRODUCED AT THE MEETING OF THE TOWNSHIP COMMITTEE ON **JANUARY 21, 2025** AND THAT IT IS THE INTENTION OF THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF READINGTON TO CONSIDER PASSAGE OF SAID ORDINANCE AT THE REGULAR MEETING OF THE TOWNSHIP COMMITTEE TO BE HELD AT THE MUNICIPAL BUILDING, 509 ROUTE 523, WHITEHOUSE STATION, NEW JERSEY, ON **FEBRUARY 18,**

2025 AT 7:45 P.M. AT WHICH TIME AND PLACE, OR AT ANY TIME OR PLACE TO WHICH THE MEETING SHALL BE FROM TIME TO TIME ADJOURNED AN OPPORTUNITY WILL BE GIVEN TO ALL PERSONS WHO MAY BE INTERESTED THEREIN TO BE HEARD CONCERNING SAID ORDINANCE.

KARIN M PARKER, *RMC*
MUNICIPAL CLERK