

2.3-5 Recreation/Conservation PUD District (R/C PUD)

The purpose of the Recreation/Conservation PUD District is to provide for the orderly growth of single-family residences that make a demonstrable contribution to the recreational development of the area in accordance with the goals of the Recreation and Economic Development chapters of the Town Plan, in such a manner as to preserve, to the maximum extent possible, the important open space, scenic, agricultural/forestry and natural resource characteristics of the district. Preserving Mile Long Field, and the critical trail connections it provides, is of particular importance to the Town of West Windsor.

Permitted Uses	Conditional Uses
Agricultural Use Structure	Public facility†
Forestry Use Structure	Outdoor recreation facility
Single or two-family dwelling*	Bridge
Accessory use or structure*	
Accessory dwelling unit	
Home occupation	
Child care home	
Group Home (serving 8 or fewer)	

* permitted when part of an approved PUD

No land development or land use, other than for forestry or agriculture, may be issued a zoning permit by the Administrative Officer until the Development Review Board has reviewed the application.

Supplemental Development Standards for PUD in the Recreation/Conservation PUD District:

In addition to complying with the requirements of Section 5.4, development, other than infrastructure, in Mile Long Field shall be restricted to designated building envelopes on the periphery of Mile Long field. All development in the Recreation/Conservation PUD District shall:

- Minimize the disruption of the scenic and agricultural qualities of Mile Long Field;
- Retain the fields, to the maximum extent possible, through the use of Planned Unit Development;
- Include permanent trail easements that maintain connectivity between and among existing recreational trails on adjacent property;
- Utilize, where possible, the least productive land and protect primary agricultural & forestry soils;
- Have a maximum density of one unit per five acres;
- Maintain as open space at least 50% of the total Recreation/Conservation PUD district acreage;
- Be accessed through the resort, Coaching Lane and/or Route 44;
- Have no above-ground utility lines within Mile Long Field, except in designated building envelopes on the periphery of the Field (i.e. all above-ground utilities shall be placed on the periphery of the field or in wooded areas);
- Be in conformance with a Master Plan for the property and West Windsor’s Town Plan.

Dimensional Standards for Planned Unit Development

Minimum Lot Size/Family Unit	5 acres w/on-site septic & water or connection to municipal water/sewer
Minimum Frontage	100 ft. or per approved PUD
Minimum Yards: Front/Side/Rear	30 ft./30 ft./30 ft. or per approved PUD
Maximum Structure Height	40 ft.

All development that does not make a demonstrable contribution to the recreational development of the area in accordance with the goals of the Recreation and Economic Development chapters of the Town Plan shall follow the standards set forth in the Conservation District.

† See §4413 Limitations on Municipal Bylaws

Approved by the Selectboard on February 2, 2015 (Effective Date: February 23, 2015)