

6.10 NUMBER OF DWELLINGS ON A PARCEL

Where this ordinance permits a dwelling, not more than one (1) dwelling unit shall be permitted per lot, except as follows:

One (1) additional single family dwelling may be allowed on a lot, provided that the lot is large enough in size to support the minimum requirements for two (2) or more dwellings within the designated district and provided further that each portion of the lot would be properly described, marked and recorded with the Township Clerk so that each dwelling could be sold as a separate lot at a later date without violating any provision of this ordinance or causing any other dwelling(s) to be in violation of this ordinance.

Accessory dwelling units in an existing dwelling pursuant to the provisions of Section 6.26 and developments approved under Articles 12 and 13 of this ordinance are exempt from this standard.

6.11 TEMPORARY DWELLINGS

No person shall use or permit the use of any garage, basement, tent, trailer, or other temporary structure as a principal or seasonal dwelling on any parcel, except as temporary quarters during the construction or installation of a dwelling for which all required permits have been issued conforming to Section 6.3 of this Ordinance, and then only if all of the following conditions are met:

1. the location of the temporary structure shall comply with all setback requirements of this Ordinance;
2. adequate provision is made for temporary public or private water supply and sewage disposal to and from said structure;
3. the structure is constructed so as to meet the minimum requirements for the health, safety and welfare of those occupants and the surrounding neighborhood;
4. the use of the temporary structure shall not exceed six (6) months, beginning with the issuance of the permit contemplated by Section 22.1.2 of this Ordinance;
5. a permit for a temporary dwelling is issued by the Zoning Administrator. The permit may be renewed for not more than six (6) months upon approval of the Zoning Administrator for good cause shown.

6.12 ACCESSORY BUILDINGS AND STRUCTURES

A. An accessory building or structure shall only exist or be constructed where there exists a primary structure on the same parcel. The following are exceptions to this restriction:

1. When a permit for construction of a primary structure has been approved, a permit for construction of an accessory structure on the same parcel may also be approved.
2. Where a basic site plan has been submitted to and approved by the Zoning Administrator demonstrating that the proposed size and location of the accessory building reserves a sufficiently sized and located area upon which