

**BOROUGH OF NEW PROVIDENCE  
ORDINANCE 2019-03**

**“AN ORDINANCE OF THE BOROUGH OF NEW PROVIDENCE, COUNTY OF UNION, STATE OF NEW JERSEY, AMENDING ZONING ORDINANCE ”**

BE IT ORDAINED by the Mayor and Borough Council of the Borough of New Providence, County of Union and State of New Jersey as follows:

SECTION 1. Section 310-6 of Article II of Chapter 310 of the Code of the Borough of New Providence is amended to read as follows:

**BUILDING, COVERAGE**

The ratio of the horizontal area measured from the exterior walls of the ground floor of the principal building on a lot to the total lot area. In one and two-family residential structures, porches, decks and similar appurtenances without a roof are excluded.

**BUILDING, HEIGHT OF**

A. The vertical distance measured from grade to:

- (1) The decline in the case of mansard roofs (which may not extend above the decline more than 10% of the building height) with no other structures thereon except chimneys; or,
- (2) To the mean level of the slope of the roof in the case of gabled, hip, and gambrel roofs with no other structures thereon except chimneys; or
- (3) The top of any and all other types of roof surfaces, including flat roofs, or any structure on the roof, including but not limited to elevators, escalator penthouses, cooling towers, or structure to house mechanical or other equipment.

B. Unless otherwise provided in this chapter, the maximum height of a building or structure will be thirty five (35) feet.

C. Notwithstanding the above, any fill material placed within 10 feet of the perimeter of the foundation walls that increases the outside finished ground elevation shall not be considered when computing the building height.

SECTION 2. Article IV, Section 310-11 of Chapter 310 of the Code of the Borough of New Providence entitled “Applicability” is amended to delete the following:

~~E. No structure shall be altered, enlarged or rebuilt without first accommodating those elements of design required by zoning ordinance. Such requirements of design include but are not limited to garages and driveways.~~

SECTION 3. Article V, Section 310-20 of Chapter 310 of the Code of the Borough of New Providence entitled "Off-street parking requirement" is amended to read as follows:

D. Access.

- (2) Access drives or driveways for one- and two-family dwellings shall be located entirely on the lot with the principal building and shall be not less than 10 feet wide and not more than 14 feet wide at the curblin for single driveways or 18 feet for double driveways. No more than one driveway entrance is permitted for any one- or two-family dwelling

SECTION 4. Article VI, Section 43 Of Chapter 310 Of The Code Of The Borough Of New Providence Entitled "Home Occupations" is amended to read as follows:

Home office use, meaning an office use clearly incidental and secondary to the principal residential use carried on for gain by a permanent resident in a dwelling unit which also constitutes the resident's principal place of business, shall be a permitted accessory use in residential zone districts, provided:

- a. The use is limited solely to office use;
- b. The use is operated by or employs in the residence only a resident or residents who are permanent full-time residents of the dwelling unit and not more than one (1) non-resident employee;
- c. The use shall not exceed 400 square feet and shall be located in only one room of the dwelling unit, which shall not be served by an entrance separate from the household;
- d. Storage of materials shall not include hazardous materials;
- e. There shall be no change to the exterior of buildings or structures because of the use, and no outside appearance of a business use, including, but not limited to, parking, storage, signs, or lights;
- f. The use operates no equipment or process that creates noise, vibration, glare, fumes, odors, or electrical or electronic interference, including interference with telephone, radio or television reception, detectable by neighboring residents;
- g. The use does not require any increased or enhanced electrical or water supply;
- h. The quantity and type of solid waste disposal is the same as other residential uses in the zone;
- i. The capacity and quality of effluent is typical of normal residential use, and creates no potential or actual detriment to the sanitary sewer system or its components;
- j. Delivery trucks shall be limited to U.S. Postal Service, United Parcel Service, Federal Express, and other delivery services providing regular service to residential uses in the zone district; and

- k. All vehicular traffic to and from the home office use shall be limited in volume, type and frequency to what is normally associated with other residential uses in the zone district;
- l. There shall be permitted no more demand for parking than one (1) additional vehicle at a time;
- m. Clients, customers, and solicitors shall only be present on the property between the hours of 8:00 am to 8:00 pm;
- n. Specifically prohibited home occupations, unless permitted as a conditional use, shall be:
  - (1) Animal hospitals, stables, kennels or livery stables
  - (2) Barbershops and beauty parlors
  - (3) Clinics or hospitals
  - (4) Dancing or music schools and nursery schools
  - (5) Rental businesses
  - (6) Repair shops
  - (7) Retail merchandising where the public visits the home to make purchases
  - (8) Restaurants
  - (9) Auto repair shops and body shops
  - (10) Private clubs
  - (11) Mortuaries and funeral homes
  - (12) Pest control

Section 5. Schedule IIA , Section 310b Of Chapter 310 of the Code Of The Borough Of New Providence Entitled "Schedule IIA – Lot And Yard Requirements – Existing Lots" is amended to read as follows:

**SCHEDULE IIA  
LOT AND YARD REQUIREMENTS – EXISTING LOTS**

<b>Dimension</b>	<b>Requirement</b>
<b>R1 District: Single-Family District</b>	
Minimum lot area	18,000 square feet
Minimum yards	
Front	40 feet or the prevailing front yard setback line <sup>*1</sup> of existing dwellings located within 200 feet of the perimeter of the subject lot and located on the same side of the street as the subject lot, whichever is less, but in no event less than 10 feet

---

<sup>1</sup>\* Setback line shall be measured to the front principal building wall. If front yard encroachments of porches, porticos, stoops and similar structures exist, said encroachments shall be permitted to the same extent as exist with respect to dwellings located within 200 feet of the perimeter of the subject lot and located on the same side of the street as the subject lot.

Rear		
	Principal structure	40 feet or 35% of lot depth; whichever is greater
	Deck	40 feet
Side		
	One	For lots wider than 75 feet, the setback shall be 12 feet and for lots 75 feet wide or less, the setback shall be 8 feet; further, in no event shall any new building or addition be permitted to be closer to any side lot line than 60% of said building's or addition's height
	Both	30% of the lot width
Minimum lot width		
	Interior	
	At setback line	120 feet
	At right-of-way line	75 feet
	Corner	
	At setback line	130 feet
	At right-of-way line	85 feet
<b>R2 District: Single-Family District</b>		
Minimum lot area		15,000 square feet
Minimum yards		
	Front	40 feet or the prevailing front yard setback line* <sup>2</sup> of existing dwellings located within 200 feet of the perimeter of the subject lot and located on the same side of the street as the subject lot, whichever is less, but in no event less than 10 feet
	Rear	
	Principal structure	40 feet or 35% of lot depth; whichever is greater
	Deck	40 feet
	Side	
	One	For lots wider than 75 feet, the setback shall be 12 feet and for lots 75 feet wide or less, the setback shall be 8 feet; further, in no event shall any new building or addition be permitted to be closer to any side lot line than 60% of said building's or addition's height
	Both	30% of the lot width
Minimum lot width		
	Interior	
	At setback line	110 feet
	At right-of-way line	60 feet
	Corner	
	At setback line	110 feet
	At right-of-way line	70 feet

**R2A District: Single-Family District**

Minimum Lot Area	18,000 square feet
Minimum yards	
Front	40 feet or the prevailing front yard setback line* <sup>3</sup> of existing dwellings located within 200 feet of the perimeter of the subject lot and located on the same side of the street as the subject lot, whichever is less, but in no event less than 10 feet
Rear	
Principal structure	40 feet or 35% of lot depth; whichever is greater
Deck	40 feet
Side	
One	For lots wider than 75 feet, the setback shall be 12 feet and for lots 75 feet wide or less, the setback shall be 8 feet; further, in no event shall any new building or addition be permitted to be closer to any side lot line than 60% of said building's or addition's height
Both	30% of the lot width
Minimum lot width	
Interior	
At setback line	80 feet
At right-of-way line	60 feet
Corner	
At setback line	110 feet
At right-of-way line	70 feet
Minimum lot depth	200 feet

**R3 District: Two-Family District**

Minimum lot area	
Single-family	8,000 square feet
Two-family	10,000 square feet
Minimum yards	
Single-family	
Front	40 feet or the prevailing front yard setback line* <sup>4</sup> of existing dwellings located within 200 feet of the perimeter of the subject lot and located on the same side of the street as the subject lot, whichever is less, but in no event less than 10 feet
Rear	
Principal structure	40 feet or 35% of lot depth; whichever is greater
Deck	40 feet

\* Setback line shall be measured to the front principal building wall. If front yard encroachments of porches, porticos, stoops and similar structures exist, said encroachments shall be permitted to the same extent as exist with respect to dwellings located within 200 feet of the perimeter of the subject lot and located on the same side of the street as the subject lot.

\* Setback line shall be measured to the front principal building wall. If front yard encroachments of porches, porticos, stoops and similar structures exist, said encroachments shall be permitted to the same extent as exist with respect to dwellings located within 200 feet of the perimeter of the subject lot and located on the same side of the street as the subject lot.

Side		
One		For lots wider than 75 feet, the setback shall be 12 feet and for lots 75 feet wide or less, the setback shall be 8 feet; further, in no event shall any new building or addition be permitted to be closer to any side lot line than 60% of said building's or addition's height
Both		30% of the lot width
Two-Family		
Front		30 feet
Rear		40 feet
Side		
One		8 feet
Both		20 feet
Minimum lot width		
Interior		
At setback line		75 feet
At right-of-way line		50 feet
Corner		
At setback line		85 feet
At right-of-way line		60 feet

**R3A District: Single-Family and Two-Family District**

Minimum lot area		
Single-family		10,000 square feet
Two-family		15,000 square feet
Minimum yards		
Single-family		
Front		40 feet or the prevailing front yard setback line* <sup>5</sup> of existing dwellings located within 200 feet of the perimeter of the subject lot and located on the same side of the street as the subject lot, whichever is less, but in no event less than 10 feet
Rear		
Principal Structure		40 feet or 35% of lot depth; whichever is greater
Deck		40 feet
Side		
One		For lots wider than 75 feet, the setback shall be 12 feet and for lots 75 feet wide or less, the setback shall be 8 feet; further, in no event shall any new building or addition be permitted to be closer to any side lot line than 60% of said building's or addition's height
Both		30% of the lot width
Two-Family		
Front		30 feet
Rear		40 feet

Side		
One		12 feet
Both		30 feet
Minimum lot width		
Single-family		
At the Setback Line		80 feet
At the right-of-way Line		80 feet
Two-family		
At the Setback Line		100 feet
At the right-of-way Line		100 feet
Minimum lot depth		
Single-family		125 feet
Two-family		150 feet

#### **R4 District: Multifamily District**

##### Minimum lot area

Garden apartments and townhouses	2 acres
Single-family	8,000 square feet
Two-family	10,000 square feet
Planned unit residential developments	5 acres

##### Minimum yards

Single-family		
Front		40 feet or the prevailing front yard setback line* <sup>6</sup> of existing dwellings located within 200 feet of the perimeter of the subject lot and located on the same side of the street as the subject lot, whichever is less, but in no event less than 10 feet
Rear		
Principal Structure		40 feet or 35% of lot depth; whichever is greater
Deck		40 feet
Side		
One		For lots wider than 75 feet, the setback shall be 12 feet and for lots 75 feet wide or less, the setback shall be 8 feet; further, in no event shall any new building or addition be permitted to be closer to any side lot line than 60% of said building's or addition's height
Both		30% of the lot width
Two-Family/All Other Uses		
Front		30 feet
Rear		40 feet
Side		
One		15 feet
Both		35 feet

---

\* Setback line shall be measured to the front principal building wall. If front yard encroachments of porches, porticos, stoops and similar structures exist, said encroachments shall be permitted to the same extent as exist with respect to dwellings located within 200 feet of the perimeter of the subject lot and located on the same side of the street as the subject lot.

Minimum lot width	
Interior	
At setback line	—
At right-of-way line	100 feet
Corner	
At setback line	—
At right-of-way line	100 feet

**OR District: Office and Residential District**

Minimum lot area	
Hotel	2 acres
Planned unit residential developments	5 acres
Office	20,000 square feet
Residential	
One-family	8,000 square feet
Two-family	10,000 square feet
Garden apartments and townhouses	2 acres

Minimum yards

Front	
Single-Family	40 feet or the prevailing front yard setback line* <sup>7</sup> of existing dwellings located within 200 feet of the perimeter of the subject lot and located on the same side of the street as the subject lot, whichever is less, but in no event less than 10 feet
Other Residential	30 feet
Office or hotel	20 feet
Rear	
Single-Family	
Principal Structure	40 feet or 35% of lot depth; whichever is greater
Deck	40 feet
All other uses	40 feet
Side	
One	
Single-Family	For lots wider than 75 feet, the setback shall be 12 feet and for lots 75 feet wide or less, the setback shall be 8 feet; further, in no event shall any new building or addition be permitted to be closer to any side lot line than 60% of said building's or addition's height
All other uses	15 feet
Both	
Single-Family	30% of the lot width
other uses	35 feet

---

\* Setback line shall be measured to the front principal building wall. If front yard encroachments of porches, porticos, stoops and similar structures exist, said encroachments shall be permitted to the same extent as exist with respect to dwellings located within 200 feet of the perimeter of the subject lot and located on the same side of the street as the subject lot.



Minimum lot width		
Interior		
At setback line		100 feet
At right-of-way line		—
Corner		
At setback line		100 feet
At right-of-way line		—

**CCD District: Central Commercial District**

Minimum lot area		None
Minimum yards		
Front		5 feet from right-of-way line except where there is an existing established setback, then the setback shall be the same as the setback of the structures on either side. If one setback is deeper than the other, the deeper setback shall be continued.
Rear		None, except as required by §§ 310-19C and 310-21
Side		None, except as required by §§ 310-19C and 310-21

Minimum lot width		
Interior		
At setback line		None
At right-of-way line		None
Corner		
At setback line		None
At right-of-way line		None

**C1 District: Specialty Commercial District**

Minimum lot area		
Planned commercial developments		5 acres
Planned unit residential developments		5 acres
Minimum yards		
Front		15 feet from right-of-way line except where there is an existing established setback, then the setback shall be the same as the setback of the structures on either side. If one setback is deeper than the other, the deeper setback shall be continued.
Rear		None, except as required by §§ 310-19C and 310-21
Side		None, except as required by §§ 310-19C and 310-21
Minimum lot width		
Interior		
At setback line		None
At right-of-way line		None

Corner	
At setback line	None
At right-of-way line	None

**C2 District: Neighborhood Commercial District**

Minimum lot area	None
Minimum yards	
Front	Same as C1 Zone
Rear	None, except as required by §§ 310-19C and 310-21
Side	None, except as required by §§ 310-19C and 310-21
Minimum lot width	
Interior	
At setback line	None
At right-of-way line	None
Corner	
At setback line	None
At right-of-way line	None

**TBI-1 District: Technology and Business Innovation Zone I (former RL District)**

Minimum lot area	150,000 square feet
Planned Commercial Developments	5 acres
Minimum yards	
Front	100 feet
Rear	None, except as required by §§ 310-19C and 310-21
Side	50 feet for each side yard, except as required by §§ 310-19C and 310-21
Minimum lot width	
Interior	
At setback line	300 feet
At right-of-way line	300 feet
Corner	
At setback line	300 feet
At right-of-way line	300 feet

**TBI-2: Technology and Business Innovation Zone II (former LI District)**

Minimum lot area	100,000 square feet
Planned commercial developments	5 acres
Minimum yards	
Front	100 feet
Rear	Same as TBI-1District
Side	Same as TBI-1District
Minimum lot width	
Interior	
At setback line	300 feet
At right-of-way line	300 feet

Corner	
At setback line	300 feet
At right-of-way line	300 feet

**A1 District: Affordable Housing District**

Minimum lot area	As designated on Zoning Map, except that single-family detached housing on conventional lots in residential clusters shall have a minimum lot area of 10,000 square feet
Minimum yards	
Front	30 feet
Rear	20 feet*
Side	
One	15 feet*
Both	35 feet*

\*NOTE: Except as required by §§ 310-19C and 310-21

**A2 District: Affordable Housing District**

Same as A1 District

**A3: Affordable Housing District**

Same as A1 District

**RS: Residential Senior Citizen Community Affordable Housing District**

Minimum lot area	Determined by borough
Minimum square feet of common space (may be a combination of interior and exterior space)	900 square feet
Minimum lot frontage	100 feet
Maximum building height, principal structure	3 stories, not to exceed 35 feet
Maximum lot coverage	50%
Maximum improved lot coverage	80%

(Setbacks, curblines, sidewalks, buffers, distances between buildings, landscaping, lighting, utilities, streets and access shall all be as approved for the specific dwelling on the specific site, as determined by the borough to achieve the maximum use of the lot for this specific purpose in combination with the best interests of the senior citizen tenants, their neighbors and the borough.)

Maximum residential density	16 units per acre
Minimum required off-street parking	3/4 space per unit

With the exception of those improvements necessary to comply with the pertinent federal laws, all other requirements of a senior citizen dwelling not specifically amended by Ordinance 92-14 shall be in conformance with minimum requirements for multifamily dwellings in the borough, unless otherwise designated by the borough, in its sole discretion.

SECTION 6. Schedule III, Section 310c of Chapter 310 of the code of the Borough of New Providence entitled “Schedule III – Coverage and Living Area Requirements” is amended to read as follows:

**SCHEDULE III  
COVERAGE AND LIVING AREA REQUIREMENTS**

<b>Type of Restriction</b>	<b>Restriction</b>
<b>R1 District: Single-Family District</b>	
Maximum building height	
Principal structure	2 1/2 stories not to exceed 35 feet <sup>8</sup>
Accessory structure	1 story not to exceed 14 feet
Maximum lot coverage	
Principal one story building (ranch)	25%
Principal building more than one story	20% of the first 7,500 square feet of lot area and 10% of each additional square foot of lot area in excess of 7,500 square feet
Accessory building	5%
Maximum improved lot coverage	40%
<b>R2 District: Single-Family District</b>	
Maximum building height	
Principal structure	2 1/2 stories not to exceed 35 feet <sup>9</sup>
Accessory structure	1 story not to exceed 14 feet
Maximum lot coverage	
Principal one story building (ranch)	25%
Principal building	20% of the first 7,500 square feet of lot area and 10% of each additional square foot of lot area in excess of 7,500 square feet
Accessory building	5%
Maximum improved lot coverage	40%
<b>R3 District: Two-Family District</b>	
Maximum building height	
Principal structure	2 1/2 stories not to exceed 30 feet
Accessory structure	Not to exceed 14 feet
Maximum lot coverage	
Principal building	25%
Accessory building	5%
Maximum improved lot coverage	50%

<sup>8</sup> In no event shall any new building or addition be permitted to be closer to any side lot line than 60% of said building's or addition's height.

<sup>9</sup> In no event shall any new building or addition be permitted to be closer to any side lot line than 60% of said building's or addition's height

FAR (does not include basement or attic space  
space) See end of this Schedule III<sup>10</sup>

**R4 District: Multifamily District**

Maximum building height	
Principal structure	2 1/2 stories not to exceed 30 feet
Accessory structure	Not to exceed 16 feet
Maximum lot coverage	30%
Maximum improved lot coverage	70%
Maximum residential density of dwelling units	14 per acre
FAR (does not include basement or attic space space)	See end of this Schedule III <sup>11</sup>

**OR District: Office and Residential District**

Maximum building height	
Residential	
Principal structure	2 1/2 stories not to exceed 30 feet
Accessory structure	Not to exceed 16 feet
Nonresidential	30 feet (Hotel: 3 stories not to exceed 35 feet)
Maximum floor area ratio	
Hotel	0.50
Office	0.35
Residential	
One-family	Not Applicable
Two-family	0.35
Garden apartment and townhouse	0.35
Maximum improved lot coverage	
Office or hotel	90%
Residential	
One-family	40%
Two-family	50%
Garden apartment and townhouse	70%

**CCD District: Central Commercial District**

Maximum building height	
Principal structure	2 stories not to exceed 30 feet
Accessory structure	Not to exceed 14 feet
Maximum floor area ratio	0.50
Maximum improved lot coverage	100%
Minimum living area	Not applicable

<sup>10</sup>The maximum floor area ratio requirement shall not apply to single-family dwellings.

<sup>11</sup>The maximum floor area ratio requirement shall not apply to single-family dwellings.

**C1 District: Specialty Commercial District**

Maximum building height	
Principal structure	
Residential	2 1/2 stories not to exceed 30 feet
Nonresidential	2 stories not to exceed 30feet
Accessory structure	Not to exceed 14 feet
Maximum floor area ratio	0.30
Maximum improved lot coverage	80%

**C2 District: Neighborhood Commercial District**

Maximum building height	
Principal structure	2 stories not to exceed 30 feet
Accessory structure	Not to exceed 14 feet
Maximum floor area ratio	0.30
Maximum improved lot coverage	80%

**TBI-1 District: Technology and Business Innovation Zone I (former RL District)**

Maximum building height	
Principal structure	3 stories not to exceed 45 feet
Accessory structure	45 feet
Maximum floor area ratio	0.35
Maximum improved lot coverage	80 %

**TBI-2 District: Technology and Business Innovation Zone II (former LI District)**

Maximum building height	
Principal structure	40 feet
Accessory structure	35 feet
Maximum floor area ratio	0.40 (TBI-1 uses: 0.35)
Maximum improved lot coverage	80%

**A1 District: Affordable Housing District**

Maximum building height	
Principal structure	2 1/2 stories not to exceed 30 feet
Accessory structure	Not to exceed 16 feet, except that recreational buildings and facilities shall be governed by the height limitations for principal structures
Maximum lot coverage	30%
Principal building	
Accessory building	
Maximum improved lot coverage	50%
Minimum living area	
1-bedroom	550 square feet
2-bedroom	660 square feet
3-bedroom	850 square feet
Maximum gross density of dwelling units	6 per acre

**A2 District: Affordable Housing District**

Same as A1 District, except that maximum gross density of dwelling units shall be 10 per acre.

**A3 District: Affordable Housing District**

Same as A1 District, except that maximum gross density of dwelling units shall be 14 per acre; the maximum lot coverage shall be 35%; and the maximum improved lot coverage shall be 70%.

SECTION 7. Schedule IV, Section 310d of Chapter 310 of the code of the Borough of New Providence entitled "Schedule IV – Schedule of Parking Requirements" is amended to read as follows:

**SCHEDULE IV  
Schedule of Parking Requirements**

Type of Use	Required Off-Street Parking
<b>Residential Uses</b>	
Single Family Building	2 for each dwelling unit, one of which shall be in the garage*
Two Family dwelling	1 1/2 for each 1-bedroom unit; 2 for all other dwelling units; 1 space per unit shall be in a garage, except in affordable housing districts
Townhouse	Same as 2-Family
Garden Apartment	Same as 2-Family
Rooming or Boarding House	1 for each guest room, plus 1 for owner
<b>Non Residential Uses</b>	
Ambulatory Health Care Facility	10 per building plus 1 per 200 square feet
Assembly hall, auditorium, community center building, theatre and public meeting room	1 for each 100 square feet of gross floor area; or 1 for each 3 seats, whichever is greater.
Auto repair and gasoline stations	4 for each bay; plus 1 for every 1 1/2 employees, plus 10%
Banks	1 per 300 square feet
Buildings with mixed uses	Calculated separately and added to the parking requirement of the other uses

Commercial Office	1 Per 300 square feet
Corporate Office	1 per 250 square feet of gross floor area; or 1 for every 1/1/2 employees, plus 10% whichever is greater; plus 6 for visitors
Child day-care services	1 per employee plus 1 per 10 children or fraction thereof for freestanding uses
Club or Lodge	20 plus 1 additional space for each 200 square feet of gross floor area
Data Center	1 per space per employee plus 4 visitors
Educational services, such as service training schools, data processing schools, business and secretarial schools and job training and vocational rehabilitation services but excluding primary and secondary schools and colleges	1 per employee and 0.9 per student
Electronic computer and data processing services	1 per employee or 1 per 350 square feet, whichever is greater
Fast food restaurant	1 for each 2 seats devoted to service, or 1 for each 125 square feet of gross floor area, whichever is greater; plus 1 for every 1 1/2 employees, plus 10%
Headquarters mixed used complex, including offices, laboratories, and research facilities	Calculated separately and added to the parking requirement of the other uses
Health Care Testing Service Facility	10 per building plus 1 per 150 square feet
Hotel/Conference Center	1.25 per sleeping room and 1 per employee; 0.5 spaces per seat (conference rooms); 10 spaces per 1,000 SF of gross leasable area (restaurant)
Inbound and outbound call centers	1 per space per employee plus 4 visitors
Light industry/ Manufacturing	1 for each 800 square feet of gross floor area; or 1 for every 1 1/2 employees on maximum shift, plus 10%, whichever is greater; plus 6 visitors
Nursing Homes	1 for each 2 beds
Personal Services	1 per employee or 1 per 350 square feet, whichever is greater
Professional offices	1 per 300 square feet
Recreation, Sports Facility, Multi-Pool Commercial Training Facilities.	5 per 1,000/Square feet (Fitness centers)
	Multi-Pool Commercial Training Facilities. 1 per 50 sf



	of water surface of all pools. 25% of required parking may be reserved subject to approval of Planning Board.
	1 per employee and 3 per court (tennis or badminton courts, shuffleboard courts, and handball or squash)
	4 per 1,000/ SF (Recreation Center)
	14 per 1,000/SF (Multi-Purpose Recreation Center)
Religious uses	1 for each 3 seats or 72 inches of seating spaces when benches rather than seats are used.
Restaurants and taverns (excluding fast food service restaurants)	1 for each 2 seats, plus 1 for every 2 employees
Retail sales and service businesses	1 per 250 square feet
School, Elementary	2 for each classroom and 2 for every 8 seats in auditorium and or assembly halls; or 1 space for each teacher and employee, plus 10%, whichever is greater
School, Secondary	10 for each classroom
Scientific engineering and/or research laboratories devoted to research, design, and/or experimentation and processing and fabrication incidental thereto	1 per employee or 1 per 350 square feet, whichever is greater, plus 6 for visitors
Telecom Hotel	1 per 300 square feet
Unlisted Uses	Determined by the approving authority, as applicable, pursuant to site plan review criteria and considering the nature and intensity of the proposed use and its impact on the surrounding areas.
Veterinary Center	1 per 400 square feet
Wellness and Lifestyle center	Calculated separately and added to the parking requirement of the other uses
Wholesale business	1 per employee or 1 per 350 square feet, whichever is greater

This ordinance shall take effect upon final adoption and publication according to law.

INTRODUCTION: March 25, 2019  
PUBLIC HEARING: May 6, 2019  
ADOPTION: May 6, 2019

Record of Council Vote

	AYE	NAY	ABSENT	NOT VOTING
CUMISKEY	X			
DESARNO	X			
GENNARO	X			
GEOFFROY	X			
MUÑOZ	X			
ROBINSON	X			
MORGAN			TO BREAK COUNCIL TIE VOTE	

BOROUGH OF NEW PROVIDENCE  
COUNTY OF UNION  
STATE OF NEW JERSEY

\_\_\_\_\_  
Allen Morgan, Mayor

Attest:

\_\_\_\_\_  
Wendi B. Barry, Borough Clerk