

**BOROUGH OF NEW PROVIDENCE
ORDINANCE 2006-13**

9-5-2006
Zoning
amend
Ch. 310

**AN ORDINANCE OF THE BOROUGH OF NEW PROVIDENCE, COUNTY OF UNION,
STATE OF NEW JERSEY AMENDING THE ZONING ORDINANCE AS RESPECTS
FLOOR AREA RATIOS (FAR) IN THE R4 AND OR DISTRICTS**

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

SECTION 1. Ordinance 2004-5 is hereby repealed in its entirety.

SECTION 2. Section 310-10, Schedule III, Coverage and Living Area Requirements, of Chapter 310 (Zoning) of the Code of the Borough of New Providence is hereby amended to modify the subsection at the end of Schedule III, added pursuant to Ordinance 2005-9 and modified by Ordinance 2006-10, to read as follows:

Floor Area Ratio (FAR) Standard for the R1, R2, R2A, R3, R4 and OR Districts.

The maximum permitted floor area for residential use by lot size shall be as set forth in the schedule below. FAR requirements shall not apply to multifamily residential use (3 or more units) in the R4 Districts. The FAR requirements for the OR District shall be 0.35.

23,000-23,999 sq ft	0.201
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Lot Size	FAR
4,999 sq ft and under	0.275
5,000-5,999 sq ft	0.275
6,000-6,999 sq ft	0.271
7,000-7,999 sq ft	0.267
8,000-8,999 sq ft	0.263
9,000-9,999 sq ft	0.260
10,000-10,999 sq ft	0.256
11,000-11,999 sq ft	0.252
12,000-12,999 sq ft	0.248
13,000-13,999 sq ft	0.244
14,000-14,999 sq ft	0.240
15,000-15,999 sq ft	0.237
16,000-16,999 sq ft	0.233
17,000-17,999 sq ft	0.229
18,000-18,999 sq ft	0.225
19,000-19,999 sq ft	0.220
20,000-20,999 sq ft	0.215
21,000-21,999 sq ft	0.210
22,000-22,999 sq ft	0.205

Lot Size	FAR
24,000-24,999 sq ft	0.197
25,000-25,999 sq ft	0.193
26,000-26,999 sq ft	0.189
27,000-27,999 sq ft	0.184
28,000-28,999 sq ft	0.180
29,000-29,999 sq ft	0.176
30,000-30,999 sq ft	0.171
31,000-31,999 sq ft	0.166
32,000-32,999 sq ft	0.162
33,000-33,999 sq ft	0.158
34,000-34,999 sq ft	0.154
35,000-35,999 sq ft	0.150
36,000-36,999 sq ft	0.146
37,000-37,999 sq ft	0.142
38,000-38,999 sq ft	0.139
39,000-39,999 sq ft	0.136
40,000-40,999 sq ft	0.133
41,000-41,999 sq ft	0.130

42,000-42,999 sq ft	0.127
43,000 sq ft and over	0.125

SECTION 3. Each clause, section or subsection of this ordinance shall be deemed a separate provision so that if any such clause, section or subsection should be declared invalid, the remainder of the ordinance shall not be affected.

SECTION 4. All ordinances or parts thereof inconsistent with this ordinance are hereby repealed to the extent of such inconsistency.

SECTION 5. This ordinance shall take effect immediately upon adoption and publication according to law.

Introduced: June 12, 2006
Amended: August 21, 2006
Adopted: September 5, 2006

BOROUGH OF NEW PROVIDENCE
COUNTY OF UNION
STATE OF NEW JERSEY

Allen Morgan, Mayor

Attest:

Wendi B. Barry
Borough Clerk