## ORDINANCE #2615-20-0420

## AMENDING THE EASTERN CENTRAL BUSINESS DISTRICT (ECBD) REDEVELOPMENT PLAN CREATING AN ADDENDUM: BASE ZONING AND CLARIFYING SCHEDULE B AS STATED IN THE MUNICIPAL LAND USE ORDINANCE

## I. Introduction

The ECBD Redevelopment plan contains lot, bulk and development standards for base and overlay zone district. The base zone districts Lot, Bulk and Intensity of Development Standards is herein amended to the attached Schedule B. Included in this amendment is the associated language clarifying Schedule B as stated in Chapter 102 of the Borough Land Development Ordinance. Specifically, the base zone districts equate to the attached Schedule B zone districts as follows:

E-B1= B1 E-B2= B2 E-B3= B3 E-PR= PO-R E-R2= R2

						SCI	IEDULE B						
			LOT	, BULK	& INTE	NSITY (	OF DEVELO	PMENT	STANDA	RDS			
		MIN. LOT	MIN. LOT	MIN. LOT	MIN. LOT	MIN. FRONT	MIN. SIDE YARD	MIN. REAR	MAXIMUM	MAXIMUM	MAXIMUM BUILDING	MAXIMUM IMPROVEMENT	MAXIMUM BUILDING
		AREA	FRONTAGE	WDTH	DEPTH	YARD	ONE/BOTH	YARD	DENSITY	F.A.R.	COVERAGE	COVERAGE	HEIGHT
	RY INTENDED USE	(S.F.)	(FT.)	(FT.)	(FT.)	(FT.)	(FT.)	(FT.)	(DU/AC.)	(%)	(%)	(%)	(ST./FT.)
	AMILY DETACHED RES.	10,000	75	75	120	35	10/25	30		25		35	21⁄2/35
	AMILY DETACHED RES.	6,000	50	50	100	25	8/20	25		30		40	21⁄2/35
RESIDE	ENTIAL - VARIOUS (SEE BELO)	W)											
ONE-F/	FAMILY DETACHED	6,000	50	50	100	25	8/20	25		30		40	21⁄2/35
DUPLE	EX	5,000	50	50	100	25	0/20	25		35		45	21⁄2/35
OTHER	R TWO-FAMILY	10,000	100	100	100	25	8/20	25		35		45	21⁄2/35
PLANNE	IED RESIDENTIAL DEVELOPME	NT (*) (SI	E BELOW)										
ONE-F	FAMILY DETACHED	5,000	50	50	100	25	8/20	25	8*	35		45	21⁄2/35
ONE-F/	FAMILY, PATIO HOME	5,000	50	50	100	25	0/20	25	8*	35		45	21⁄2/35
R-3 DUPLE	EX	4,500	45	45	100	25	0/20	25	8*	40		50	21⁄2/35
	R TWO-FAMILY	9,000	90	90	100	25	10/20	25	8*	40		50	21/2/35
TRIPLE			90	90	100	25	10/20		8*	40		50	21/2/35
		13,500						25					
	DRUPLEX	18,000	90	90	100	25	10/20	25	8*	40		50	21/2/35
-	NHOUSE					25	7.5/15	25	12*	35			21⁄2/35
GARDE	DEN APARTMENT					25	25/50	25	25*	50			21⁄2/35
MID-RI	RISE APARTMENT					40	35/70	35	25*	50			4/45
RESIDE	ENTIAL - VARIOUS (SEE BELO)	W)											
ONE-F/	FAMILY DETACHED	6,000	50	50	100	25	8/20	25		30		40	21⁄2/35
G DUPLE	EX	5,000	50	50	100	25	0/20	25		35		45	21⁄2/35
OTHER	R TWO-FAMILY	10,000	100	100	100	25	8/20	25		35		45	21⁄2/35
CARDO	DEN APARTMENT	50,000		100		25	25/50	25	16	40		50	21⁄2/35
GARDE													
SC SENIOR	R CITIZEN HOUSING		100 ELOPMENT S		 RDS (CON	30	30/60*	30*	68	125	20	60	10/
SC SENIOR	R CITIZEN HOUSING					TINUED)	MIN.	30*	68	125	20 MAXIMUM	60 MAXIMUM	10/ MAXIMUM
SC SENIOR	R CITIZEN HOUSING	OF DEVE	LOPMENT S MIN. LOT	MIN.	RDS (CON MIN. LOT	MIN. FRONT	MIN. SIDE YARD	MIN. REAR	MAXIMUM	MAXIMUM	MAXIMUM BUILDING	MAXIMUM	MAXIMUM BUILDING
SC SENIOR	R CITIZEN HOUSING	OF DEVE	ELOPMENT S	TANDAR	RDS (CON	TINUED)	MIN.	MIN.			MAXIMUM	MAXIMUM	MAXIMUM
SC SENIOR	R CITIZEN HOUSING	OF DEVE MIN. LOT AREA	MIN. LOT FRONTAGE	MIN. LOT WDTH	MIN. LOT DEPTH	MIN. FRONT YARD	MIN. SIDE YARD ONE/BOTH	MIN. REAR YARD	MAXIMUM DENSITY	MAXIMUM F.A.R.	MAXIMUM BUILDING COVERAGE	MAXIMUM IMPROVEMENT COVERAGE	MAXIMUM BUILDING HEIGHT
SC SENIOR CHEDULE B - L ZONE PRIMAR PO-R PROFES ONE-FA	R CITIZEN HOUSING	MIN. LOT AREA (S.F.)	MIN. LOT FRONTAGE (FT.)	MIN. LOT WDTH (FT.)	MIN. LOT DEPTH (FT.)	MIN. FRONT YARD (FT.)	MIN. SIDE YARD ONE/BOTH (FT.)	MIN. REAR YARD (FT.)	MAXIMUM DENSITY (DU/AC.)	MAXIMUM F.A.R. (%)	MAXIMUM BUILDING COVERAGE (%)	MAXIMUM IMPROVEMENT COVERAGE (%)	MAXIMUM BUILDING HEIGHT (ST./FT.)
SC SENIOR SCHEDULE B - L ZONE PRIMAR PO-R PROFES ONE-FA B-1 RETAIL,	R CITIZEN HOUSING	 OF DEVE MIN. LOT AREA (S.F.) 10,000	MIN. LOT FRONTAGE (FT.) 60	MIN. LOT WDTH (FT.) 60	MIN. LOT DEPTH (FT.) 100	MIN. FRONT YARD (FT.) 25	MIN. SIDE YARD ONE/BOTH (FT.) 8/20	MIN. REAR YARD (FT.) 25 25 OR	MAXIMUM DENSITY (DU/AC.)	MAXIMUM F.A.R. (%) 25	MAXIMUM BUILDING COVERAGE (%)	MAXIMUM IMPROVEMENT COVERAGE (%) 50	MAXIMUM BUILDING HEIGHT (ST./FT.) 21/2/35
SC SENIOR CHEDULE B - L ZONE PRIMAR PO-R PROFES ONE-FA B-1 RETAIL, B-2 RETAIL,	R CITIZEN HOUSING	 OF DEVE MIN. LOT AREA (S.F.) 10,000 	ELOPMENT S MIN. LOT FRONTAGE (FT.) 60 50 50	MIN. LOT WDTH (FT.) 60	MIN. LOT DEPTH (FT.) 100	MIN.           FRONT           YARD           (FT.)           25           (*)           (*)	MIN. SIDE YARD ONE/BOTH (FT.) 8/20 0/0* 0/0*	MIN. REAR YARD (FT.) 25 25 OR BLDG HT 25 OR	MAXIMUM DENSITY (DU/AC.) 	MAXIMUM F.A.R. (%) 25 	MAXIMUM BUILDING COVERAGE (%)  90 25	MAXIMUM IMPROVEMENT COVERAGE (%) 50 	MAXIMUM BUILDING HEIGHT (ST./FT.) 21/2/35 3/* 3/*
SC SENIOR CHEDULE B - L ZONE PRIMAR PO-R PROFES ONE-FA B-1 RETAIL, B-2 RETAIL,	R CITIZEN HOUSING	 OF DEVE LOT AREA (S.F.) 10,000	LOPMENT S MIN. LOT FRONTAGE (FT.) 60 50	MIN. LOT WDTH (FT.) 60	MIN. LOT DEPTH (FT.) 100	MIN. FRONT YARD (FT.) 25 (*)	MIN. SIDE YARD ONE/BOTH (FT.) 8/20 0/0*	MIN. REAR YARD (FT.) 25 25 OR BLDG HT 25 OR BLDG HT	MAXIMUM DENSITY (DU/AC.)	MAXIMUM F.A.R. (%) 25 	MAXIMUM BUILDING COVERAGE (%)  90	MAXIMUM IMPROVEMENT COVERAGE (%) 50	MAXIMUM BUILDING HEIGHT (ST.JFT.) 21/2/35 3/*
SC SENIOR CHEDULE B - L ZONE PRIMAR PO-R PROFES ONE-FA B-1 RETAIL, B-2 RETAIL, B-3 OFFICE, P.4 NEIGHB	R CITIZEN HOUSING	 OF DEVE MIN. LOT AREA (S.F.) 10,000 	ELOPMENT S MIN. LOT FRONTAGE (FT.) 60 50 50	MIN. LOT WDTH (FT.) 60	MIN. LOT DEPTH (FT.) 100	MIN.           FRONT           YARD           (FT.)           25           (*)           (*)	MIN. SIDE YARD ONE/BOTH (FT.) 8/20 0/0* 0/0*	MIN. REAR YARD (FT.) 25 25 OR BLDG HT 25 OR BLDG HT 25 OR ½	MAXIMUM DENSITY (DU/AC.) 	MAXIMUM F.A.R. (%) 25 	MAXIMUM BUILDING COVERAGE (%)  90 25	MAXIMUM IMPROVEMENT COVERAGE (%) 50 	MAXIMUM BUILDING HEIGHT (ST./FT.) 21/2/35 3/* 3/*
SC SENIOR CHEDULE B - L ZONE PRIMAR PO-R PROFES ONE-FA B-1 RETAIL, B-2 RETAIL, B-3 OFFICE, B-4 NEIGHB SERVICI B-5 RETAIL,	R CITIZEN HOUSING	 OF DEVE LOT AREA (S.F.) 10,000	ELOPMENT S MIN. LOT FRONTAGE (FT.) 60 50 50 50	TANDAR           MIN.           LOT           WDTH           (FT.)           60	MIN. LOT DEPTH (FT.) 100	MIN.           FRONT           YARD           (FT.)           25           (*)           (*)           15	MIN. SIDE YARD ONE/BOTH (FT.) 8/20 0/0* 0/0* 10/20	MIN. REAR YARD (FT.) 25 8LDG HT 25 OR 8LDG HT 25 OR ½ 8LDG HT	MAXIMUM DENSITY (DU/AC.)  	MAXIMUM F.A.R. (%) 25  	MAXIMUM BUILDING COVERAGE (%)  90 25 30	MAXIMUM IMPROVEMENT COVERAGE (%) 50   90	MAXIMUM BUILDING HEIGHT (ST./FT.) 2½/35 3/* 3/*
SC     SENIOR       SCHEDULE B - L     -       CONE     PRIMAR       PO-R     PROFES       ONE-FA     -       B-1     RETAIL,       B-3     OFFICE,       B-4     NEIGHB       B-5     RETAIL,	R CITIZEN HOUSING LOT, BULK & INTENSITY ( RY INTENDED USE SSIONAL OFFICE, AMILY RESIDENCE L, OFFICE E, HOTEL BORHOOD RETAIL, CES, OFFICE, MIXED-USE L, SERVICES,	 OF DEVI UT AREA (S.F.) 10,000   7,500	ELOPMENT S MIN. LOT FRONTAGE (FT.) 60 50 50 50 100 50	TANDAR           MIN.           LOT           WDTH           (FT.)           60                 50	MIN. LOT DEPTH (FT.) 100  	MIN.           FRONT           YARD           (FT.)           25           (*)           15           25	MIN. SIDE YARD ONE/BOTH (FT.) 8/20 0/0* 0/0* 10/20 12/24	MIN. REAR YARD (FT.) 25 8LDG HT 25 OR ½ 8LDG HT 25 OR ½ 8LDG HT 25 OR ½	MAXIMUM DENSITY (DU/AC.)  	MAXIMUM F-A.R. (%) 25   20	MAXIMUM BUILDING COVERAGE (%)  90 25 30 	MAXIMUM IMPROVEMENT COVERAGE (%) 50  90 50	MAXIMUM BUILDING HEIGHT (ST.JFT.) 21//35 3/* 3/* 21//35
SC     SENIOR       ICHEDULE B - L     I       PO-R     PROFES       ID-R     PROFES       B-1     RETAIL,       B-2     RETAIL,       B-3     OFFICE,       B-4     NEIGHB       SERVICI     I       B-5     RETAIL,       B-6     RETAIL,	R CITIZEN HOUSING	 MIN. LOT AREA (S.F.) 10,000   7,500 1 AC.	LOPMENT S MIN. LOT FRONTAGE (FT.) 60 50 50 100 100	TANDAR           MIN.           LOT           WDTH           (FT.)           60                    50           100	DS (CON MIN. LOT DEPTH (FT.) 100   	MIN.           FRONT           YARD           (FT.)           25           (*)           15           25           50	MIN. SIDE YARD ONE/BOTH (FT.) 8/20 0/0* 0/0* 10/20 12/24 20/40	MIN. REAR YARD (FT.) 25 8LDG HT 25 OR ½ BLDG HT 25 OR ½ BLDG HT 25 35 OR BLDG HT	MAXIMUM DENSITY (DU/AC.)  	MAXIMUM F.A.R. (%) 25    20 25	MAXIMUM BUILDING COVERAGE (%)  90 25 30 	MAXIMUM IMPROVEMENT COVERAGE (%) 50  90 50 50 55	MAXIMUM BUILDING HEIGHT (ST./FT.) 2½/35 3/* 3/* 2½/35 4/70
SC SENIOR SCHEDULE B - L ZONE PRIMAR PO-R PROFES ONE-FA B-1 RETAIL, B-2 RETAIL, B-3 OFFICE, B-4 NEIGHB SERVICI B-5 RETAIL, I-1 LIMITED	R CITIZEN HOUSING	OF DEVP MIN. LOT AREA (S.F.) 10,000 7,500 1 AC	LOPMENT S MIN. LOT FRONTAGE (FT.) 60 50 50 100 50 100 	TANDAR           MIN.           LOT           WDTH           (FT.)           60                 50           100	DS (CON MIN. LOT DEPTH (FT.) 100  	MIN.           FRONT           YARD           (FT.)           25           (*)           15           25           50           (*)	MIN. SIDE YARD ONE/BOTH (FT.) 8/20 0/0* 0/0* 10/20 12/24 20/40 BLDG HT	MIN. REAR YARD (FT.) 25 25 OR BLDG HT 25 OR ½ BLDG HT 25 35 OR BLDG HT BLDG HT	MAXIMUM DENSITY (DU/AC.)     	MAXIMUM F.A.R. (%) 25   20 25 	MAXIMUM BUILDING COVERAGE (%)  90 25 30  	MAXIMUM IMPROVEMENT COVERAGE (%) 50  90 50 55 55 70	MAXIMUM BUILDING HEIGHT (ST./FT.) 2½/35 3/* 3/* 2½/35 4/70 15/165
SC SENIOR SCHEDULE B - L ZONE PRIMAR PO-R PROFES ONE-FA B-1 RETAIL, B-2 RETAIL, B-3 OFFICE, B-4 NEIGHB SERVICI B-5 RETAIL, OFFICE, B-6 RETAIL, I-1 LIMITED I-2 LIMITED	R CITIZEN HOUSING	 OF DEVI MIN. LOT AREA (S.F.) 10,000   7,500 1 AC.  3 AC.	ELOPMENT S MIN. LOT FRONTAGE (FT.) 60 50 50 50 100 50 100 	TANDAR           MIN.           LOT           WDTH           (FT.)           60                 50           100              300*	MIN.           LOT           DEPTH           (FT.)           100	MIN.           FRONT           YARD           (FT.)           25           (*)           15           25           50           (*)           75*           75	MIN. SIDE YARD ONE/BOTH (FT.) 8/20 0/0* 0/0* 10/20 12/24 20/40 BLDG HT 50/100*	MIN. REAR YARD (FT.) 25 25 OR BLDG HT 25 OR ½ BLDG HT 25 35 OR BLDG HT 25 35 OR BLDG HT	MAXIMUM DENSITY (DU/AC.)     	MAXIMUM F.A.R. (%) 25   20 25  25*	MAXIMUM BUILDING COVERAGE (%)  90 25 30  	MAXIMUM IMPROVEMENT COVERAGE (%) 50  90 50 50 55 70 50*	MAXIMUM BUILDING HEIGHT (ST./FT.) 2½/35 3/* 3/* 2½/35 4/70 15/165 3/45*
SC SENIOR SCHEDULE B - L ZONE PRIMAR PO-R PROFES ONE-FA B-1 RETAIL, B-2 RETAIL, B-3 OFFICE, B-4 NEIGHB SERVICI B-5 RETAIL, OFFICE, B-6 RETAIL, I-1 LIMITED CG COUNT	R CITIZEN HOUSING LOT, BULK & INTENSITY ( RY INTENDED USE SSIONAL OFFICE, AMILY RESIDENCE L, OFFICE E, HOTEL BORHOOD RETAIL, CES, OFFICE, MIXED-USE L, SERVICES, E, MIXED-USE L, OFFICE D INDUSTRY, OFFICE D INDUSTRY, OFFICE TY GOVERNMENT	 OF DEVI MIN. LOT AREA (S.F.) 10,000  7,500 1 AC.  3 AC. 60,000 	ELOPMENT S MIN. LOT FRONTAGE (FT.) 60 50 50 100 50 100   100	TANDAR           MIN.           LOT           WDTH           (FT.)           60              50           100              300*           200	DS (CON MIN. LOT DEPTH (FT.) 100         	MIN.           FRONT           YARD           (FT.)           25           (*)           15           25           50           (*)           75*           75           (*)	MIN. SIDE YARD ONE/BOTH (FT.) 8/20 0/0* 0/0* 10/20 12/24 20/40 BLDG HT 50/100* 50/100	MIN. REAR YARD (FT.) 25 8LDG HT 25 OR ½ 8LDG HT 25 OR ½ 8LDG HT 25 35 OR 8LDG HT 50° 50 0	MAXIMUM DENSITY (DU/AC.)          -	MAXIMUM F.A.R. (%) 25  20 20 25  25  25  25 	MAXIMUM BUILDING COVERAGE (%)  90 25 30     50*	MAXIMUM IMPROVEMENT COVERAGE (%) 50   90 50 50 55 55 70 50* 65 70*	MAXIMUM BUILDING HEIGHT (ST./FT.) 21/2/35 3/* 3/* 3/* 21/2/35 4/70 15/165 3/45* 2/35 5/
SC SENIOR SCHEDULE B - L ZONE PRIMAR PO-R PROFES ONE-FA B-1 RETAIL, B-2 RETAIL, B-3 OFFICE, B-4 NEIGHB SERVICI B-5 RETAIL, OFFICE, B-6 RETAIL, I-1 LIMITED CG COUNT	R CITIZEN HOUSING LOT, BULK & INTENSITY ( RY INTENDED USE SSIONAL OFFICE, AMILY RESIDENCE L, OFFICE E, HOTEL BORHOOD RETAIL, CES, OFFICE, MIXED-USE L, SERVICES, E, MIXED-USE L, OFFICE D INDUSTRY, OFFICE D INDUSTRY, OFFICE	 OF DEVI MIN. LOT AREA (S.F.) 10,000  7,500 1 AC.  3 AC. 60,000	ELOPMENT S MIN. LOT FRONTAGE (FT.) 60 50 50 50 100 50 100  	TANDAR           MIN.           LOT           WDTH           (FT.)           60                 50           100              300*           200	MIN.           LOT           DEPTH           (FT.)           100	MIN.           FRONT           YARD           (FT.)           25           (*)           15           25           50           (*)           75*           75	MIN. SIDE YARD ONE/BOTH (FT.) 8/20 0/0* 0/0* 10/20 12/24 20/40 BLDG HT 50/100*	MIN. REAR YARD (FT.) 25 25 OR BLDG HT 25 OR ½ BLDG HT 25 OR ½ BLDG HT 25 35 OR BLDG HT 50* 50	MAXIMUM DENSITY (DU/AC.)          -	MAXIMUM F.A.R. (%) 25   20 25  25  25  25	MAXIMUM BUILDING COVERAGE (%)  90 25 30 25 30  	MAXIMUM IMPROVEMENT COVERAGE (%) 50  90 50 55 55 70 55° 65	MAXIMUM BUILDING HEIGHT (ST./FT.) 21//35 3/* 3/* 3/* 21//35 4/70 15/165 3/45* 2/35
SC SENIOR SCHEDULE B - L ZONE PRIMAR PO-R PROFES ONE-FA B-1 RETAIL, B-2 RETAIL, B-3 OFFICE, B-6 RETAIL, I-1 LIMITED I-2 LIMITED CG COUNT' H HOSPIT,	R CITIZEN HOUSING LOT, BULK & INTENSITY ( RY INTENDED USE SSIONAL OFFICE, AMILY RESIDENCE L, OFFICE E, HOTEL BORHOOD RETAIL, CES, OFFICE, MIXED-USE L, SERVICES, E, MIXED-USE L, OFFICE D INDUSTRY, OFFICE D INDUSTRY, OFFICE TY GOVERNMENT	 MIN. LOT AREA (S.F.) 10,000  7,500 1 AC.  3 AC. 60,000  11 AC.*	LOPMENT S MIN. LOT FRONTAGE (FT.) 60 50 50 100 50 100  100  100	TANDAR           MIN.           LOT           WDTH           (FT.)           60                    50           100              300*           200              400*	DS (CON MIN. LOT DEPTH (FT.) 100       	MIN.           FRONT           YARD           (FT.)           25           (*)           15           25           50           (*)           75*           75           (*)	MIN. SIDE YARD ONE/BOTH (FT.) 8/20 0/0* 0/0* 10/20 12/24 20/40 BLDG HT 50/100* 50/100 0/0 (*)	MIN. REAR YARD (FT.) 25 OR BLDG HT 25 OR ½ BLDG HT 25 OR ½ BLDG HT 25 OR BLDG HT 50* 50 0 (*)	MAXIMUM DENSITY (DU/AC.)          -	MAXIMUM F.A.R. (%) 25   20 25  25 <sup>+</sup> 25  25 <sup>+</sup> 25  100 <sup>+</sup>	MAXIMUM BUILDING COVERAGE (%)  90 25 30     50* 	MAXIMUM IMPROVEMENT COVERAGE (%) 50  90 50 50 55 70 55 70 55 70 55 70 50* 65 70* 65	MAXIMUM BUILDING HEIGHT (ST./FT.) 21/2/35 3/* 3/* 3/* 21/2/35 4/70 15/165 3/45* 2/35 5/
SC     SENIOR       SCHEDULE B - L       ZONE     PRIMAR       PO-R     PROFES       DO-R     PROFES       B-1     RETAIL,       B-2     RETAIL,       B-3     OFFICE,       B-4     NEIGHB       B-5     RETAIL,       B-6     RETAIL,       I-1     LIMITED       CG     COUNT'       H     HOSPIT/       = SEE TEXT OF ZC     ACR.	R CITIZEN HOUSING LOT, BULK & INTENSITY ( RY INTENDED USE ESSIONAL OFFICE, AMILY RESIDENCE L, OFFICE L, OFFICE E, HOTEL BORHOOD RETAIL, CES, OFFICE, MIXED-USE L, SERVICES, E, MIXED-USE L, OFFICE D INDUSTRY, OFFICE D INDUSTRY, OFFICE TY GOVERNMENT TAL AND RELATED USES ONING REGULATIONS FOR SPERE(S)	 MIN. LOT AREA (S.F.) 10,000  7,500 1 AC.  3 AC. 60,000  11 AC.*	LOPMENT S MIN. LOT FRONTAGE (FT.) 60 50 50 100 50 100  100  100	TANDAR           MIN.           LOT           WDTH           (FT.)           60                    50           100              300*           200              400*	DS (CON MIN. LOT DEPTH (FT.) 100       	MIN.           FRONT           YARD           (FT.)           25           (*)           15           25           50           (*)           75*           75           (*)	MIN. SIDE YARD ONE/BOTH (FT.) 8/20 0/0* 0/0* 10/20 12/24 20/40 BLDG HT 50/100* 50/100 0/0 (*)	MIN. REAR YARD (FT.) 25 OR BLDG HT 25 OR ½ BLDG HT 25 OR ½ BLDG HT 25 OR BLDG HT 50* 50 0 (*)	MAXIMUM DENSITY (DU/AC.)          -	MAXIMUM F.A.R. (%) 25   20 25  25 <sup>+</sup> 25  25 <sup>+</sup> 25  100 <sup>+</sup>	MAXIMUM BUILDING COVERAGE (%)  90 25 30     50* 	MAXIMUM IMPROVEMENT COVERAGE (%) 50  90 50 50 55 70 55 70 55 70 55 70 50* 65 70* 65	MAXIMUM BUILDING HEIGHT (ST./FT.) 21/2/35 3/* 3/* 3/* 21/2/35 4/70 15/165 3/45* 2/35 5/
SC SENIOR SCHEDULE B - L ZONE PRIMAR PO-R PROFES ONE-FA B-1 RETAIL, B-2 RETAIL, B-3 OFFICE, B-4 RETAIL, GFFICE, B-6 RETAIL, I-1 LIMITED I-2 LIMITED I-	R CITIZEN HOUSING LOT, BULK & INTENSITY ( RY INTENDED USE ESSIONAL OFFICE, AMILY RESIDENCE L, OFFICE L, OFFICE E, HOTEL BORHOOD RETAIL, CES, OFFICE, MIXED-USE L, SERVICES, E, MIXED-USE L, OFFICE D INDUSTRY, OFFICE D INDUSTRY, OFFICE TY GOVERNMENT TAL AND RELATED USES ONING REGULATIONS FOR SPERE(S)	 MIN. LOT AREA (S.F.) 10,000  7,500 1 AC.  3 AC. 60,000  11 AC.*	LOPMENT S MIN. LOT FRONTAGE (FT.) 60 50 50 100 50 100  100  100	TANDAR           MIN.           LOT           WDTH           (FT.)           60                    50           100              300*           200              400*	DS (CON MIN. LOT DEPTH (FT.) 100       	MIN.           FRONT           YARD           (FT.)           25           (*)           15           25           50           (*)           75*           75           (*)	MIN. SIDE YARD ONE/BOTH (FT.) 8/20 0/0* 0/0* 10/20 12/24 20/40 BLDG HT 50/100* 50/100 0/0 (*)	MIN. REAR YARD (FT.) 25 OR BLDG HT 25 OR ½ BLDG HT 25 OR ½ BLDG HT 25 OR BLDG HT 50* 50 0 (*)	MAXIMUM DENSITY (DU/AC.)          -	MAXIMUM F.A.R. (%) 25   20 25  25 <sup>+</sup> 25  25 <sup>+</sup> 25  100 <sup>+</sup>	MAXIMUM BUILDING COVERAGE (%)  90 25 30     50* 	MAXIMUM IMPROVEMENT COVERAGE (%) 50  90 50 50 55 70 55 70 55 70 55 70 50* 65 70* 65	MAXIMUM BUILDING HEIGHT (ST./FT.) 21/2/35 3/* 3/* 3/* 21/2/35 4/70 15/165 3/45* 2/35 5/
SC     SENIOR       SCHEDULE B - L       SCHEDULE B - L       PO-R     PROFES       PO-R     PROFES       B-1     RETAIL,       B-2     RETAIL,       B-3     OFFICE,       B-4     NEIGHB       B-5     RETAIL,       B-6     RETAIL,       I-1     LIMITED       CG     COUNT'       H     HOSPIT/       = SEE TEXT OF ZO     ACR.       BUGL MT = BUILL     DU/AC.	R CITIZEN HOUSING LOT, BULK & INTENSITY ( RY INTENDED USE ESSIONAL OFFICE, AMILY RESIDENCE L, OFFICE L, OFFICE E, HOTEL BORHOOD RETAIL, CES, OFFICE, MIXED-USE L, SERVICES, E, MIXED-USE L, OFFICE D INDUSTRY, OFFICE D INDUSTRY, OFFICE TY GOVERNMENT TAL AND RELATED USES ONING REGULATIONS FOR SPE RE(S) LDING HEIGHT ELLING UNITS PER ACRE ET	 MIN. LOT AREA (S.F.) 10,000  7,500 1 AC.  3 AC. 60,000  11 AC.*	LOPMENT S MIN. LOT FRONTAGE (FT.) 60 50 50 100 50 100  100  100	TANDAR           MIN.           LOT           WDTH           (FT.)           60                    50           100              300*           200              400*	DS (CON MIN. LOT DEPTH (FT.) 100       	MIN.           FRONT           YARD           (FT.)           25           (*)           15           25           50           (*)           75*           75           (*)	MIN. SIDE YARD ONE/BOTH (FT.) 8/20 0/0* 0/0* 10/20 12/24 20/40 BLDG HT 50/100* 50/100 0/0 (*)	MIN. REAR YARD (FT.) 25 OR BLDG HT 25 OR ½ BLDG HT 25 OR ½ BLDG HT 25 OR BLDG HT 50* 50 0 (*)	MAXIMUM DENSITY (DU/AC.)          -	MAXIMUM F.A.R. (%) 25   20 25  25 <sup>+</sup> 25  25 <sup>+</sup> 25  100 <sup>+</sup>	MAXIMUM BUILDING COVERAGE (%)  90 25 30     50* 	MAXIMUM IMPROVEMENT COVERAGE (%) 50  90 50 50 55 70 55 70 55 70 55 70 50* 65 70* 65	MAXIMUM BUILDING HEIGHT (ST./FT.) 21/2/35 3/* 3/* 3/* 21/2/35 4/70 15/165 3/45* 2/35 5/
SC     SENIOR       SCHEDULE B - L       ZONE       PO-R       PO-R       PO-R       B-1       RETAIL,       B-2       RETAIL,       B-3       OFFICE,       B-4       RETAIL,       B-5       RETAIL,       B-6       RETAIL,       I-1       LIMITED       CG       COUNT'       H       HOSPIT,       = SEE TEXT OF ZO       AC:       = ACRR       BUDG AFT       = DU/AC:       = VE	R CITIZEN HOUSING LOT, BULK & INTENSITY ( RY INTENDED USE SSIONAL OFFICE, AMILY RESIDENCE L, OFFICE L, OFFICE E, HOTEL BORHOOD RETAIL, CES, OFFICE, MIXED-USE L, SERVICES, E, MIXED-USE L, OFFICE D INDUSTRY, OFFICE D INDUSTRY, OFFICE TY GOVERNMENT TAL AND RELATED USES ONING REGULATIONS FOR SPI RE(S) LDING HEIGHT ELLING UNITS PER ACRE T JARE FEET	 MIN. LOT AREA (S.F.) 10,000  7,500 1 AC.  3 AC. 60,000  11 AC.*	LOPMENT S MIN. LOT FRONTAGE (FT.) 60 50 50 100 50 100  100  100	TANDAR           MIN.           LOT           WDTH           (FT.)           60                    50           100              300*           200              400*	DS (CON MIN. LOT DEPTH (FT.) 100       	MIN.           FRONT           YARD           (FT.)           25           (*)           15           25           50           (*)           75*           75           (*)	MIN. SIDE YARD ONE/BOTH (FT.) 8/20 0/0* 0/0* 10/20 12/24 20/40 BLDG HT 50/100* 50/100 0/0 (*)	MIN. REAR YARD (FT.) 25 OR BLDG HT 25 OR ½ BLDG HT 25 OR ½ BLDG HT 25 OR BLDG HT 50* 50 0 (*)	MAXIMUM DENSITY (DU/AC.)          -	MAXIMUM F.A.R. (%) 25   20 25  25 <sup>+</sup> 25  25 <sup>+</sup> 25  100 <sup>+</sup>	MAXIMUM BUILDING COVERAGE (%)  90 25 30     50* 	MAXIMUM IMPROVEMENT COVERAGE (%) 50  90 50 50 55 70 55 70 55 70 55 70 50* 65 70* 65	MAXIMUM BUILDING HEIGHT (ST./FT.) 21/2/35 3/* 3/* 3/* 21/2/35 4/70 15/165 3/45* 2/35 5/

**BE IT ORDAINED** by the Mayor and Council of the Borough of Somerville, County of Somerset and the State of New Jersey that the following changes shall be made and memorialized as follows:

- 1. If any or provision of this Ordinance shall be held invalid in any Court, the same shall not affect the other section or provisions of this Ordinance, except as far as the section or provision so declared invalid shall be inseparable from the remainder or any portion thereof.
- 2. All Ordinances or part of Ordinances which are inconsistent herewith are hereby repealed to the extent of such inconsistency.
- 3. This Ordinance shall take effect immediately after final passage and publication.

Introduction: April 20, 2020 First Publication: April 24, 2020 Adoption: May 18, 2020 Final Publication: June 1, 2020

Dennis Sullivan, Mayor

Kevin Sluka, Clerk-Administrator