

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

SCHEDULE B
LOT, BULK & INTENSITY OF DEVELOPMENT STANDARDS

ZONE	PRIMARY INTENDED USE	MIN. LOT AREA (S.F.)	MIN. LOT FRONTAGE (FT.)	MIN. LOT WIDTH (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.)	
R-1	ONE FAMILY DETACHED RES.	10,000	75	75	120	35	10/25	30	---	25	---	35	2½/35	
R-2	ONE FAMILY DETACHED RES.	6,000	50	50	100	25	8/20	25	---	30	---	40	2½/35	
R-3	RESIDENTIAL - VARIOUS (SEE BELOW)													
	ONE-FAMILY DETACHED	6,000	50	50	100	25	8/20	25	---	30	---	40	2½/35	
	DUPLEX	5,000	50	50	100	25	0/20	25	---	35	---	45	2½/35	
	OTHER TWO-FAMILY	10,000	100	100	100	25	8/20	25	---	35	---	45	2½/35	
	PLANNED RESIDENTIAL DEVELOPMENT (*) (SEE BELOW)													
	ONE-FAMILY DETACHED	5,000	50	50	100	25	8/20	25	8*	35	---	45	2½/35	
	ONE-FAMILY, PATIO HOME	5,000	50	50	100	25	0/20	25	8*	35	---	45	2½/35	
	DUPLEX	4,500	45	45	100	25	0/20	25	8*	40	---	50	2½/35	
	OTHER TWO-FAMILY	9,000	90	90	100	25	10/20	25	8*	40	---	50	2½/35	
	TRIPLEX	13,500	90	90	100	25	10/20	25	8*	40	---	50	2½/35	
	QUADRUPLEX	18,000	90	90	100	25	10/20	25	8*	40	---	50	2½/35	
	TOWNHOUSE	---	---	---	---	25	7.5/15	25	12*	35	---	---	---	2½/35
	GARDEN APARTMENT	---	---	---	---	25	25/50	25	25*	50	---	---	---	2½/35
MID-RISE APARTMENT	---	---	---	---	40	35/70	35	25*	50	---	---	---	4/45	
G	RESIDENTIAL - VARIOUS (SEE BELOW)													
	ONE-FAMILY DETACHED	6,000	50	50	100	25	8/20	25	---	30	---	40	2½/35	
	DUPLEX	5,000	50	50	100	25	0/20	25	---	35	---	45	2½/35	
	OTHER TWO-FAMILY	10,000	100	100	100	25	8/20	25	---	35	---	45	2½/35	
	GARDEN APARTMENT	50,000	---	100	---	25	25/50	25	16	40	---	50	2½/35	
SC	SENIOR CITIZEN HOUSING	---	100	---	---	30	30/60*	30*	68	125	20	60	10/---	

SCHEDULE B - LOT, BULK & INTENSITY OF DEVELOPMENT STANDARDS (CONTINUED)

ZONE	PRIMARY INTENDED USE	MIN. LOT AREA (S.F.)	MIN. LOT FRONTAGE (FT.)	MIN. LOT WIDTH (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.)
PO-R	PROFESSIONAL OFFICE, ONE-FAMILY RESIDENCE	10,000	60	60	100	25	8/20	25	---	25	---	50	2½/35
B-1	RETAIL, OFFICE	---	50	---	---	(*)	0/0*	25 OR BLDG HT	---	---	90	---	3/---
B-2	RETAIL, OFFICE	---	50	---	---	(*)	0/0*	25 OR BLDG HT	---	---	25	---	3/---
B-3	OFFICE, HOTEL	---	100	---	---	15	10/20	25 OR ½ BLDG HT	---	---	30	90	3/---
B-4	NEIGHBORHOOD RETAIL, SERVICES, OFFICE, MIXED-USE	7,500	50	50	---	25	12/24	25	---	20	---	50	2½/35
B-5	RETAIL, SERVICES, OFFICE, MIXED-USE	1 AC.	100	100	---	50	20/40	35 OR BLDG HT	---	25	---	55	4/70
B-6	RETAIL, OFFICE	---	---	---	---	(*)	BLDG HT	BLDG HT	---	---	---	70	15/165
I-1	LIMITED INDUSTRY, OFFICE	3 AC.	---	300*	---	75*	50/100*	50*	---	25*	---	50*	3/45*
I-2	LIMITED INDUSTRY, OFFICE	60,000	---	200	---	75	50/100	50	---	25	---	65	2/35
CG	COUNTY GOVERNMENT	---	100	---	---	(*)	0/0	0	---	---	50*	70*	5/---
H	HOSPITAL AND RELATED USES	11 AC.*	---	400*	---	(*)	(*)	(*)	---	100*	---	80*	(*)

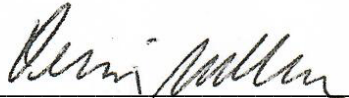
* = SEE TEXT OF ZONING REGULATIONS FOR SPECIAL REQUIREMENTS OR ADDITIONAL INFORMATION. DENSITY LIMITS SHOWN ARE NET DENSITY; SEE TEXT FOR GROSS DENSITY.

AC. = ACRE(S)
BLDG HT = BUILDING HEIGHT
DU/AC. = DWELLING UNITS PER ACRE
FT. = FEET
S.F. = SQUARE FEET
ST. = STORIES

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