



Municipality of Princeton
Department of Community Development
Office of Planning

Princeton Municipal Building
400 Witherspoon Street
Princeton, NJ 08540

609-924-5366
609-688-2032 (fax)

M E M O R A N D U M

TO: Marc Dashield, Administrator

FROM: Lee Solow, Director of Planning *Lee*
Derek Bridger, Zoning Officer *DB*

DATE: November 5, 2015

SUBJECT: Lot Frontage and Lot Width Issues
Floor Area Ratio (FAR) Issues
Small Lot Variances

Staff has received a number of complaints/concerns from members of the public, various Board members and Council regarding subdivisions, house size (FAR), and variances for existing lot area when additional land is not available. Attached please find five zoning amendments that could be implemented to address some of these concerns. Staff believes these amendments should be considered ahead of the harmonization of the entire zoning ordinance as the identified issues are impacting current neighborhood character. Listed below are the issues we are trying to address and a summary of the proposed ordinances.

Existing Small Lot Variances

Currently the former Borough zoning ordinance, Section 17A- 373(a), permits development on small isolated lots without the need for variances for lot area, lot depth or lot width. All other bulk standards: setbacks and FAR still apply or variance relief must be requested. The former Township zoning ordinance does not permit this exception. The Zoning Board currently hears one or two applications a month on former Township properties and routinely grants them as failure to grant said variances could be considered a taking. The Zoning Board recommends that the former Township ordinance be amended to include the Borough exception for small lots. The amendment before you would incorporate similar language from the Borough Code and apply it to property in the Township.

Reconstruction to same FAR

Section 17A-403 in the former Borough code permits complete reconstruction of existing buildings even if the building exceeds the permitted FAR and bulk requirements with no additional variance. Staff recommends that this provision be deleted. Existing buildings exceeding the FAR would be allowed to remain, those buildings partially destroyed by fire allowed to rebuild, and buildings that are demolished and are rebuilt to the same FAR exceeding the ordinance would be required to obtain a variance. The proposed ordinance simply deletes Section 17A-403.

Proportional Increase in Floor Area Ratio for Undersized Lots

Both the former Borough and Township zoning codes permit a proportional FAR wherein a lot that is smaller than the zone requirement receives a bonus or proportional increase in the FAR permitting a larger house than the underlying zone would allow (Sections 17A-373(b) and 10B-330). The original rationale for this was to permit house sizes to be uniform throughout a district. This rationale may no longer be justified. Based upon the concerns and comments we have heard from residents, staff believes it would be appropriate to eliminate the Sections 17A-373(b) and 10B-330 as proposed in the draft ordinance.

Definitions – Attic, Basement, Floor Area and Story

The calculation of FAR, which determines the size of a structure, is based upon the ratio of the total area of all the stories on the lot, expressed as a percentage of the lot area. The ordinances provide for some minor exceptions for sheds, covered porches and garages as well as relies on the definition of story, basement and attic to determine spaces that count toward FAR. This draft ordinance removes all exceptions except attics and modifies the following definition.

- Attics are defined as that part of a building immediately below the roof which has a ceiling height of seven feet or greater above the attic floor and is not more than one-third of the area below. Any area greater than one-third of the floor below is counted as floor area.
- Basements are currently not counted toward FAR and would remain so.
- Story would be defined as any area with a clear headroom of seven feet. Seven feet was chosen to match the building code as the height needed for habitable space.

Lot Frontage and Lot Width

The existing Land Use Ordinance for the former Township permits a lot frontage which is often half of the lot width requirement. Recently, the Planning Board has had a few applications that take advantage of this provision, resulting in a subdivision that can change the neighborhood character by having unusual lot configurations which zig zag and result in homes being placed in unusual locations. Staff continues to receive inquiries on a regular basis from property owners and developers to file these type of minor subdivisions and anticipates several future subdivisions will be filed shortly with the Planning Office. The proposed ordinance amends the former Township's bulk schedule for lot frontage in 12 residential zones so that the lot frontage is equal to the lot width. The ordinance also provides that on curved alignments with an outside radius of less than 500 feet, the minimum distance between lot lines, measured from the street line shall not be less than 75% of the required minimum.

Attachments

Cc: R. Kiser
T. Cecil, Esq.
J. West
L. McDermott
W. Gunning
G. Ullman
B. Royce

**AN ORDINANCE BY PRINCETON
CREATING EXCEPTIONS TO LOT
SIZE REQUIREMENTS FOR
EXISTING SMALL LOTS IN THE
FORMER TOWNSHIP OF
PRINCETON AND AMENDING THE
“CODE OF THE TOWNSHIP OF
PRINCETON, NEW JERSEY, 1968”**

WHEREAS, section 17A-373(a) of the former Borough of Princeton’s land use regulations permits development on small isolated lots in existence as of November 19, 1968 without the need for variances for lot area, lot depth, or lot width; and

WHEREAS, Princeton’s director of planning, zoning officer, and land use engineer, as well as the Zoning Amendment Review Committee of the Princeton Planning Board recommend that this exception be extended to similar properties in the former Township of Princeton; and

WHEREAS, the Princeton Mayor and Council agree with this recommendation;

NOW THEREFORE, BE IT ORDAINED by the Mayor and Council of Princeton as follows:

1. New section 10B-247.2, “Exception to lot size requirements for existing small lots” added to the “Code of the Township of Princeton, New Jersey, 1968.” Article XI, “Zoning” in Chapter 10B, “Land Use” of the “Code of the Township of Princeton, New Jersey 1968” is hereby amended by adding thereto new section 10B-247.2, “Exception to lot size requirements for existing small lots,” which shall read as follows:

Sec. 10B-247.2. Exception to lot size requirements for existing small lots.

If a lot with a total area, lot width or lot depth less than prescribed in this article appears as a separate lot or parcel, is designated as such on the tax maps of the Township of Princeton in existence on November 19, 1968 and continues as such at all times thereafter, to and including the date of any application for a zoning permit, such lot may be used for a one-family dwelling, provided, however, that such substandard lot shall be developed in conformity with all applicable district requirements other than minimum lot area, width, and depth. In no event shall a secondary residence be permitted on a lot that is less than one hundred twenty-five percent of the minimum lot area that is specified in this article for the zoning district in which the lot is located.

2. Repealer. Any article, section, paragraph, subsection, clause, or other provision of the Code of the Township of Princeton inconsistent with the provisions of this ordinance is hereby repealed to the extent of such inconsistency.

3. Severability. If any section, paragraph, subsection, clause, or provision of this ordinance shall be adjudged by a court of competent jurisdiction to be invalid, such adjudication shall apply only to the section, paragraph, subsection, clause, or provision so adjudged, and the remainder of this ordinance shall be deemed valid and effective.

4. Effective date. This Ordinance shall take effect upon its passage and publication as provided for by law.

5. Applicability. The provisions of this Ordinance shall apply to the former Township of Princeton only.

Linda S. McDermott, Clerk

Liz Lempert, Mayor

Ordinance Introduced: _____, 2015

Ordinance Adopted: _____, 2015

STATEMENT OF PURPOSE: The zoning regulations applicable to properties located in the former Borough of Princeton allow undersized properties in existence as of November 19, 1968 to be used for a single-family dwelling, provided such lots are developed in accordance with all applicable district requirements other than the minimum requirements for lot width, lot area, and lot depth. This purpose of this ordinance is to extend this same exception to similar properties located in the former Township of Princeton.



Mayor and Council
400 Witherspoon Street
Princeton, NJ 08540

Meeting: 11/09/15 06:00 PM
Department: Clerk

ORDINANCE

An Ordinance by Princeton Eliminating the Ability to Reconstruct a Building to Its Prior Nonconforming Floor Area Ratio, and Amending the “Code of the Borough of Princeton, New Jersey, 1974” (Public Hearing December 7, 2015)

ATTACHMENTS:

- Ordinance for intro -- FAR amendment (reconstruct to prior FAR) (PDF)

**AN ORDINANCE BY PRINCETON
ELIMINATING THE ABILITY TO
RECONSTRUCT A BUILDING TO ITS
PRIOR NONCONFORMING FLOOR
AREA RATIO, AND AMENDING THE
“CODE OF THE BOROUGH OF
PRINCETON, NEW JERSEY, 1974”**

WHEREAS, the land use regulations applicable to the former Borough of Princeton allows a noncomplying building legally existing on November 19, 1968 to be reconstructed to the same floor area ratio as existed on such date; and

WHEREAS, Princeton’s director of planning, zoning officer, and land use engineer, as well as the Zoning Amendment Review Committee of the Princeton Planning Board recommend that this provision be eliminated; and

WHEREAS, the Princeton Mayor and Council agree with this recommendation;

NOW THEREFORE, BE IT ORDAINED by the Mayor and Council of Princeton as follows:

1. Section 17A-403, “Reconstruction” of the “Code of the Borough of Princeton, New Jersey, 1974” deleted. Section 17A-403, “Reconstruction” in Article XI, “Zoning” in Chapter 17A, “Land Use” of the “Code of the Borough of Princeton, New Jersey 1974” is hereby deleted in its entirety.

2. Repealer. Any article, section, paragraph, subsection, clause, or other provision of the Code of the Township of Princeton and the Code of Borough of Princeton inconsistent with the provisions of this ordinance is hereby repealed to the extent of such inconsistency.

3. Severability. If any section, paragraph, subsection, clause, or provision of this ordinance shall be adjudged by a court of competent jurisdiction to be invalid, such adjudication shall apply only to the section, paragraph, subsection, clause, or provision so adjudged, and the remainder of this ordinance shall be deemed valid and effective.

4. Effective date. This Ordinance shall take effect upon its passage and publication as provided for by law.

Linda S. McDermott, Clerk

Liz Lempert, Mayor

Ordinance Introduced: _____, 2015

Ordinance Adopted: _____, 2015

[Reconstruct to prior FAR]

STATEMENT OF PURPOSE: The purpose of this ordinance is to delete from the land use regulations of the former Borough of Princeton a provision that allows a noncomplying building legally existing on November 19, 1968 to be reconstructed to the same floor area ratio as existed on such date.



Mayor and Council
400 Witherspoon Street
Princeton, NJ 08540

Meeting: 11/09/15 06:00 PM
Department: Clerk

ORDINANCE

An Ordinance by Princeton Eliminating Proportional Increase in Floor Area Ratio on Undersized Lots, and Amending the “Code of the Borough of Princeton, New Jersey, 1974” and the “Code of the Township of Princeton, New Jersey, 1968” (Public Hearing December 7, 2015)

ATTACHMENTS:

- Ordinance for intro -- FAR amendment (small lot adjustment) (PDF)

**AN ORDINANCE BY PRINCETON
ELIMINATING PROPORTIONAL
INCREASE IN FLOOR AREA RATIO
ON UNDERSIZED LOTS, AND
AMENDING THE “CODE OF THE
BOROUGH OF PRINCETON, NEW
JERSEY, 1974” AND THE “CODE OF
THE TOWNSHIP OF PRINCETON,
NEW JERSEY, 1968”**

WHEREAS, the land use regulations applicable to the former Borough of Princeton and the former Township of Princeton both contain provisions that allow undersized lots in a given zone to receive a proportional increase in the permitted floor area ratio (“FAR”), thereby enabling the construction of a larger structure than would otherwise be allowed in the zone; and

WHEREAS, Princeton’s director of planning, zoning officer, and land use engineer, as well as the Zoning Amendment Review Committee of the Princeton Planning Board recommend that these provisions be eliminated; and

WHEREAS, the Princeton Mayor and Council agree with this recommendation;

NOW THEREFORE, BE IT ORDAINED by the Mayor and Council of Princeton as follows:

1. Section 10B-330, “Alteration and enlargement of structures; nonconforming lots” of the “Code of the Township of Princeton, New Jersey, 1968” deleted. Section 10B-330, “Alteration and enlargement of structures; nonconforming lots” in Article XI, “Zoning” in Chapter 10B, “Land Use” of the “Code of the Township of Princeton, New Jersey 1968” is hereby deleted in its entirety.

2. Section 17A-373(b), “Proportional FAR – Alteration and enlargement of structures; nonconforming lots” of the “Code of the Borough of Princeton, New Jersey, 1974” deleted. Section 17A-373(b), “Proportional FAR – Alteration and enlargement of structures; nonconforming lots” in Article XI, “Zoning” in Chapter 17A, “Land Use” of the “Code of the Borough of Princeton, New Jersey 1974” is hereby deleted in its entirety.

3. Repealer. Any article, section, paragraph, subsection, clause, or other provision of the Code of the Township of Princeton and the Code of Borough of Princeton inconsistent with the provisions of this ordinance is hereby repealed to the extent of such inconsistency.

4. Severability. If any section, paragraph, subsection, clause, or provision of this ordinance shall be adjudged by a court of competent jurisdiction to be invalid, such adjudication shall apply only to the section, paragraph, subsection, clause, or provision so adjudged, and the remainder of this ordinance shall be deemed valid and effective.

[Delete Proportional Increase in FAR]

5. Effective date. This Ordinance shall take effect upon its passage and publication as provided for by law.

Linda S. McDermott, Clerk

Liz Lempert, Mayor

Ordinance Introduced: _____, 2015

Ordinance Adopted: _____, 2015

STATEMENT OF PURPOSE: The purpose of this ordinance is to delete from the land use regulations of both the former Borough of Princeton and the former Township of Princeton an existing provision that grants a proportional increase in floor area ratio on certain undersized lots.



Mayor and Council
400 Witherspoon Street
Princeton, NJ 08540

Meeting: 11/09/15 06:00 PM
Department: Clerk

ORDINANCE

An Ordinance by Princeton Revising the Definition of Floor Area Ratio and Other Terms, Eliminating Certain Exceptions and Exclusions from the Calculation of Floor Area Ratio, and Amending the “Code of the Borough of Princeton, New Jersey, 1974” and the “Code of the Township of Princeton, New Jersey, 1968” (Public Hearing December 7, 2015)

ATTACHMENTS:

- Ordinance for intro -- Revise FAR and other definitions (PDF)

**AN ORDINANCE BY PRINCETON
REVISING THE DEFINITION OF
FLOOR AREA RATIO AND OTHER
TERMS, ELIMINATING CERTAIN
EXCEPTIONS AND EXCLUSIONS
FROM THE CALCULATION OF
FLOOR AREA RATIO, AND
AMENDING THE “CODE OF THE
BOROUGH OF PRINCETON, NEW
JERSEY, 1974” AND THE “CODE OF
THE TOWNSHIP OF PRINCETON,
NEW JERSEY, 1968”**

WHEREAS, the public has raised concerns regarding the size of homes being built in the community; and

WHEREAS, limitations on floor area ratio (“FAR”) is one of the techniques that is used to control the size of structures in Princeton; and

WHEREAS, currently, the land use regulations of both the former Borough of Princeton and the former Township of Princeton exclude structures such as garages, sheds, and porches from the calculation of FAR; and

WHEREAS, Princeton’s director of planning, zoning officer, and land use engineer, as well as the Zoning Amendment Review Committee of the Princeton Planning Board recommend that these exceptions and exclusions be eliminated; and

WHEREAS, they further recommend that the manner in which attics and basements are treated for purposes of calculating FAR be revised and made uniform throughout Princeton; and

WHEREAS, the Princeton Mayor and Council agree with these recommendations;

NOW THEREFORE, BE IT ORDAINED by the Mayor and Council of Princeton as follows:

1. Section 10B-241, “Definitions” of the “Code of the Township of Princeton, New Jersey, 1968” amended. Section 10B-241, “Definitions” in Article XI, “Zoning” in Chapter 10B, “Land Use” of the “Code of the Township of Princeton, New Jersey 1968” is hereby amended by deleting therefrom the current definitions of “Floor area, gross” and “Floor area, net”, revising the definitions therein of “Floor area ratio”, “Basement” and “Story”, and adding thereto new definitions for “Floor area” and “Attic”, as follows (additions are underlined thus; deletions are in brackets [thus]):

Attic. The part of a building immediately below the roof which has a ceiling height of seven feet or greater above the attic floor and is not more than one-third

the area of the next floor below. Any area greater than one-third of the area of the floor below is counted as floor area.

Basement. Space in which the ceiling (defined as the bottom of the structural members of the floor above) is less than four feet above the average finished grade line along the outside walls of the building and is more than [six feet six inches] seven feet measured from the finished floor, except at points of entry or access.

Floor Area. The total area of all of the stories of all structures on the lot, measured from the outside faces of the exterior walls or from the exterior roof edges where the structure has no walls and including the following, although not by way of limitation: interior balconies and mezzanines, roofed and/or enclosed areas such as sheds, barns, porches, garages, and carports, but with the following exceptions where the primary use is as single-family residence: basements and attics.

[*Floor area, gross.* The total area of all of the stories of all structures on the lot, measured from the outside faces of the exterior walls or from the exterior roof edges where the structure has no walls and including the following, although not by way of limitation: interior balconies and mezzanines, roofed and/or enclosed areas such as sheds, barns, porches, garages, and carports, but with the following exceptions where the primary use is as single-family residence: one shed having an area of one hundred square feet or less, the area of one garage not to exceed two hundred eighty square feet, roofed porches with at least one open side to the extent of one hundred square feet, and covered unenclosed walkways (with a width measured from exterior edges of roof of not more than eight feet) between structures on the same lot.]

[*Floor area, net.* The area fully enclosed by the inside surfaces of walls, windows, doors and partitions, and having a headroom of at least six feet six inches, including living, eating, cooking, sleeping, storage, circulation, service, utility and all other related household spaces, but excluding garages, carports and parking spaces.]

Floor area ratio [(F.A.R.)]. [The ratio of the gross floor area to the gross lot area, expressed as a percentage.] The gross floor area of all buildings on a lot divided by the lot area.

Story. Any covered area whether finished or not, with a clear headroom of [six feet six inches] seven feet or more measured from the finished floor to the ceiling (defined as the bottom of the structural members of the floor or roof above). If the covered area also meets the definition of “basement,” it shall not be considered a “story.”

2. Section 17A-201, "Definitions" of the "Code of the Borough of Princeton, New Jersey, 1974" amended. Section 17A-201, "Definitions" in Article XI, "Zoning" in Chapter 17A, "Land Use" of the "Code of the Borough of Princeton, New Jersey 1974" is hereby amended by deleting therefrom the current definition of "Floor area aggregate" and revising the definitions therein of "Floor area", "Floor area ratio", "Basement", "Attic" and "Story", as follows (additions are underlined thus; deletions are in brackets [thus]):

Attic. The part of a building immediately below the roof which has a ceiling height of seven feet or greater above the attic floor and is not more than one-third the area of the next floor below. [A habitable attic shall have a stairway as a means of egress.] Any area greater than one-third of the area of the floor below is counted as floor area.

Basement. Space in which the ceiling (defined as the bottom of the structural members of the floor above) is less than four feet above the average finished grade line along the outside walls of the building and is more than [six feet six inches] seven feet in height measured from the finished floor, except at points of entry or access.

Floor Area. [The sum of the horizontal areas devoted to a use, including all sales, office, service and storage space, measured from the exterior faces of exterior walls, the center line of walls separating two buildings or the center line of walls separating the uses. The floor area devoted to a use shall normally include the entire floor of each floor devoted to such use. In computing floor area per establishment, when several uses share one floor, the publicly used spaces, such as halls, elevator shafts, stairwells and toilets, shall be considered as divided among the several uses proportionate to the private and separate spaces devoted to each use.] The total area of all of the stories of all structures on the lot, measured from the outside faces of the exterior walls or from the exterior roof edges where the structure has no walls and including the following, although not by way of limitation: interior balconies and mezzanines, roofed and/or enclosed areas such as sheds, barns, porches, garages, and carports, but with the following exceptions where the primary use is as single-family residence: basements and attics.

[Floor area aggregate. The sum of the gross horizontal areas of the several floors of the buildings on a lot, measured from the exterior faces of exterior walls or from the center line of party walls separating two buildings, excluding:

- (a) For nonresidential uses:
 - (1) Roof areas.
 - (2) Cellars and basement areas used only for storage or the operation and maintenance of the building.
 - (3) Areas used only for accessory off-street parking or loading.
 - (4) Cellar and basement areas used only for off-street parking, whether as an accessory or principal use.

(b) For one- and two-family residential uses, attached dwelling uses or multiple dwelling uses (per unit):

- (1) One shed having an area of one hundred square feet or less.
- (2) The area of one garage not to exceed two hundred eighty square feet where the garage is located to the rear of the principal dwelling.
- (3) Roofed porches with at least one open side to the extent of two hundred square feet.
- (4) Basements and attics.
- (5) The unfinished and nonhabitable space between the rafters of a roof and the attic floor, where the maximum ceiling height is less than seven feet.]

Floor area ratio. [The number of square feet of aggregate floor area of all buildings on a lot, divided by the number of square feet of lot area.] The gross floor area of all buildings on a lot divided by the lot area.

Story. [That part of a building, exclusive of cellars but inclusive of basements, contained between the level of one finished floor and the level of the next higher finished floor, or, if there is no finished floor, that part of the building contained between the level of the highest finished floor and the top of the roof beams.] Any covered area whether finished or not, with a clear headroom of seven feet or more measured from the finished floor to the ceiling (defined as the bottom of the structural members of the floor or roof above). If the covered area also meets the definition of "basement," it shall not be considered a "story."

3. Repealer. Any article, section, paragraph, subsection, clause, or other provision of the Code of the Township of Princeton and the Code of Borough of Princeton inconsistent with the provisions of this ordinance is hereby repealed to the extent of such inconsistency.

4. Severability. If any section, paragraph, subsection, clause, or provision of this ordinance shall be adjudged by a court of competent jurisdiction to be invalid, such adjudication shall apply only to the section, paragraph, subsection, clause, or provision so adjudged, and the remainder of this ordinance shall be deemed valid and effective.

5. Effective date. This Ordinance shall take effect upon its passage and publication as provided for by law.

Linda S. McDermott, Clerk

Liz Lempert, Mayor

Ordinance Introduced: _____, 2015
Ordinance Adopted: _____, 2015

STATEMENT OF PURPOSE: The purpose of this ordinance is to amend the definitions of floor area ratio, attic, basement, story and related definitions in the land use regulations of both the former Borough of Princeton and the former Township of Princeton, in order to create uniform definitions in both codes and to eliminate various existing exceptions from the calculations of floor area ratio, in order to address concerns regarding the construction of oversized houses throughout Princeton.



Mayor and Council
400 Witherspoon Street
Princeton, NJ 08540

Meeting: 11/09/15 06:00 PM
Department: Clerk

ORDINANCE

An Ordinance by Princeton Revising the Lot Frontage Requirements in the Former Township of Princeton's Residential Zoning Districts and Amending Section 10B-247 and the Schedule of Zoning Regulations of the "Code of the Township of Princeton, New Jersey, 1968" (Public Hearing December 7, 2015)

ATTACHMENTS:

- Ordinance for intro -- Lot frontage (PDF)

**AN ORDINANCE BY PRINCETON
REVISING THE LOT FRONTAGE
REQUIREMENTS IN THE FORMER
TOWNSHIP OF PRINCETON'S
RESIDENTIAL ZONING DISTRICTS
AND AMENDING SECTION 10B-247
AND THE SCHEDULE OF ZONING
REGULATIONS OF THE "CODE OF
THE TOWNSHIP OF PRINCETON,
NEW JERSEY, 1968"**

WHEREAS, the zoning regulations for minimum lot frontage applicable to properties located in the residential zoning districts of the former Township of Princeton are often half of the minimum lot width requirement for those same zoning districts; and

WHEREAS, in several instances this has resulted in unusual lot configurations with zig-zagging property lines and development in undesirable locations; and

WHEREAS, Princeton's director of planning, zoning officer, and land use engineer, as well as the Zoning Amendment Review Committee of the Princeton Planning Board recommend that the lot frontage requirements be revised to equal the existing lot width standards in these zones, except for lots fronting on a curved road, where a separate formula would apply; and

WHEREAS, the Princeton Mayor and Council agree with this recommendation;

NOW THEREFORE, BE IT ORDAINED by the Mayor and Council of Princeton as follows:

1. Section 10B-247, "Minimum lot dimensions" of the "Code of the Township of Princeton, New Jersey, 1968" amended. Section 10B-247, "Minimum lot dimensions" in Article XI, "Zoning" in Chapter 10B, "Land Use" of the "Code of the Township of Princeton, New Jersey 1968" is hereby amended to read as follows (additions are underlined thus; deletions are in brackets [thus]):

Sec. 10B-247. Minimum lot dimensions.

- (a) No lot shall have an area, depth or frontage less than that shown on the schedule of regulations as being required in the zoning district in which the lot is located, and no lot shall be less in width as measured through an existing or proposed building or any part thereof than the minimum lot width shown on such schedule.
- (b) In the R1, R2, R3, R4, R5, R6, R7, R8, R9, RA, RB, and RH residence districts, the minimum lot frontage shall be the same as the lot width, except that on curved alignments with an outside radius of less than 500 feet, the

minimum distance between lot lines, measured at the street line, shall not be less than 75% of the required minimum lot width.

2. Schedule of regulations amended. The schedule of zoning regulations referenced in section 10B-247 of the Township's land use ordinance is hereby amended as shown on Exhibit A attached hereto and made a part hereof (additions are underlined thus; deletions are in brackets [thus]).

3. Repealer. Any article, section, paragraph, subsection, clause, or other provision of the Code of the Township of Princeton inconsistent with the provisions of this ordinance is hereby repealed to the extent of such inconsistency.

4. Severability. If any section, paragraph, subsection, clause, or provision of this ordinance shall be adjudged by a court of competent jurisdiction to be invalid, such adjudication shall apply only to the section, paragraph, subsection, clause, or provision so adjudged, and the remainder of this ordinance shall be deemed valid and effective.

5. Effective date. This Ordinance shall take effect upon its passage and publication as provided for by law.

6. Applicability. The provisions of this Ordinance shall apply to the former Township of Princeton only.

Linda S. McDermott, Clerk

Liz Lempert, Mayor

Ordinance Introduced: _____, 2015

Ordinance Adopted: _____, 2015

STATEMENT OF PURPOSE: The purpose of this ordinance is to increase the minimum lot frontage requirement for properties located in the former Township of Princeton's R1, R2, R3, R4, R5, R6, R7, R8, R9, RA, RB, and RH residential zoning districts to equal the current minimum lot width standards, except for lots located on a curved road, where the minimum lot frontage shall be not less than 75% of the required minimum lot width. The intent is to minimize or prevent the creation of lots with unusual configurations, such as zig-zagging lot lines.

EXHIBIT A

SCHEDULE OF REGULATIONS Township of Princeton

District For Permitted Uses	R-1 All	R-2 All	R-3 All	R-4 All	R-5 All	R-6 All	R-7 All	R-8 All	R-9	R-H All	POR Profes- sional Office- Resi- dence	Resi- dential	Busi- ness	B-1 Resi- dential	B-2 All	R-M (i)
Required Lot Area (Min. Acre) (Min. Sq. Ft.)	2 87,120	1 1/2 65,340	1 43,560	3/4 32,670	1/2 21,780	1/4 10,890	1/4 10,890	-- 8,500	-- 6,500	-- 20,000	1/2 21,780	1/4 10,890	1/10 4,356	1/4 10,890	1/4 10,890	(i)
Required Lot Width (Min. Ft.)	200	175	150	125	100	85	60	50	40	100	100	60	50	85	100	(i)
Required Lot Depth (Min. Ft.)	200	175	150	125	100	85	60	50	40	100	100	60	50	85	100	(i)
Required Lot Frontage (Min. Ft.)	[100] 200	[87 1/2] 175	[75] 150	[62 1/2] 125	[50] 100	[42 1/2] 85	[30] 60	[30] 50	[30] 40	[50] 100	50	30	50	42 1/2	50	(i)
Required Bldg. Setback Front (Min. Ft.)	30	25	25	25	25	25	25	25	25	15	30	25	10	25	35	(i)
Side (Min. Ft.)	20	15	15	15	15	15	15	8	5	15	15	10	(na)	15	(na)	(i)
Combined Side (Min. Ft.)	(na)	(na)	(na)	(na)	(na)	(na)	25	20	15	(na)	(na)	25	(na)	(na)	(na)	(i)
Rear (Min. Ft.)	20	15	15	15	15	15	15	15	15	15	15	15	15	15	15	(i)
Permitted Bldg. Height (Max. Ft.)	(na)	(na)	(na)	(na)	(na)	30	30	30	30	30(k)	30(a)	30	30	30	30	(i)
Bldg. Setback-Height Ratio	1.5:1	1.5:1	1.5:1	1.5:1	1:1	(na)	(na)	(na)	(na)	(na)	(na)	(na)	(na)	(na)	(na)	(i)
Permitted Building, F.A.R. (Max. %)	10	12.5	15	15	20	25	25	30	35	20	20	25	60	25	55	(i)
Required Parking Setback Front (Min. Ft.)	30(b) 30(c)	25(b) 25(c)	25(b)	25(b)	25(b)	25(b)	25(b)	25(b)	25(b)	25(b)(1)	30	25(b)	10	25(b)	25	(i)
Side (Min. Ft.)	20(b) 10(c)	15(b) 8(c)	15(b)	15(b)	15(b)	15(b)	10(b)	8(b)	5(b)	15(b)(1)	15(b)	10(b)	(na)	15(b)	(na)	(i)
Rear (Min. Ft.)	20(b) 10(c)	15(b) 8(c)	15(b)	15(b)	15(b)	15(b)	15(b)	15(b)	15(b)	15(b)(1)	15(b)	5(c)	(na)	15(b)	(na)	(i)
			8(c)	8(c)	8(c)	8(c)	8(c)	8(c)	8(c)	8(c)(1)	8(c)	8(c)		8(c)		(i)

Continued

SCHEDULE OF REGULATIONS—Continued
Township of Princeton

<i>District</i>	<i>SC</i>	<i>E-1</i>	<i>E-2</i>	<i>E-4</i>	<i>R-A</i>	<i>R-B</i>	<i>S-1</i>	<i>S-2</i>	<i>OR-1</i>	<i>OR-2</i>	<i>R-O</i>
<i>For Permitted Uses</i>	<i>All</i>	<i>Educational & multifamily residential</i>	<i>Single-family residential</i>	<i>Institutional residential</i>			<i>All</i>	<i>All</i>			
<i>Required Lot Area (Min. Acre)</i>	25	50	1	(na)	4	3	1/4	3/4	5	5	--
<i>(Min. Sq. Ft.)</i>	1,089,000	2,178,000	43,560	(na)	174,240	130,680	10,890	32,670	217,800	217,800	8,500
<i>Required Lot Width</i>	1,600	(na)	150	(na)	200	200	100	100	330	330	50
<i>(Min. Ft.)</i>											
<i>Required Lot Depth</i>	(na)	(na)	150	(na)	300	250	100	100	330	330	50
<i>(Min. Ft.)</i>											
<i>Required Lot Frontage</i>	800	(na)	75	(na)	[150]	[125]	50	50	165	165	30
<i>(Min. Ft.)</i>					200	200					
<i>Required Bldg. Setback</i>											
<i>Front</i>	175	60	25	75(o)	50	40	25	35	60(g)	60(g)	25
<i>Side</i>	280	60(e)	15	75(o)	40	35	60(f)	60(a)	60(g)	60(g)	10
<i>Combined Side</i>	(na)	(na)	(na)	(na)	(na)	(na)	(na)	(na)	(na)	(na)	20
<i>Rear</i>	200	60(e)	15	75(o)	40	35	(na)	(na)	60(g)	60(g)	0
<i>Permitted Bldg. Height</i>											
<i>(Max. Ft.)</i>	38	100(f)	(na)	45(p)	(na)	(na)	55	30	45 (not to exceed 3 stories)	45 (not to exceed 3 stories)	35
<i>Bldg. Setback Height Ratio</i>	(na)	(na)	1.5:1	(na)	1.5:1	1.5:1	(na)	(na)	(na)	(na)	(na)
<i>Permitted Building, F.A.R.</i>	20(d)	(na)	15	16(q)	6.5	7.5%	75	35	8(d')(m)	10(d')(n)	135
<i>(Max. %)</i>											
<i>Required Parking Setback</i>											
<i>Front</i>	50	60(g)	25(b)	75(e)(o)	40(b)	35(b)	10	25	60(g)	60(g)	25(b)
		20(h)	25(c)	25(c)	40(c)	35(c)			20(h)	20(h)	25(c)
<i>Side</i>	50	60(g)(e)	15(b)	75(e)(o)	50(b)	40(b)	(na)	(na)	60(g)	60(g)	0
		20(b)(e)	8(c)	20(b)(e)	40(c)	30(c)			20(h)	20(h)	0
<i>Rear</i>	50	60(g)(e)	15(b)	75(e)(o)	40(b)	35(b)	(na)	(na)	60(g)	60(g)	0
		20(h)(e)	8(c)	20(h)(e)	30(c)	25(c)			20(h)	20(h)	0

Editor's Note: See Section 10B-263.4 for the bulk regulations for the AET District.