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.

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.

The foregoing ordinance was introduced at a meeting of the Mayor and Council of Princeton held on November 9, 2015 and will be further considered for final passage after a public hearing thereon at a meeting of said Mayor and Council to be held at the Princeton Municipal Complex, 400 Witherspoon Street on December 7, 2015 which begins at 7:00 p.m.

Kathleen K. Brzezynski

Kathleen K. Brzezynski
Deputy Clerk

EXHIBIT A

SCHEDULE OF REGULATIONS
Township of Princeton

District	*R-1*	*R-2*	*R-3*	*R-4*	*R-5*	*R-6*	*R-7*	*R-8*	*R-9*	*R-H*	*POR*		*B-1*		*B-2*	*R-M*
For Permitted Uses	*All*	*All*	*All*	*All*	*All*	*All*	*All*	*All*		*All*	*Profes-sional Office-Resi-dence*	*Resi-dential*	*Busi-ness*	*Resi-dential*	*All*	*(j)*
Required Lot Area (Min. Acre)	2	1 1/2	1	3/4	1/2	1/4	1/4	--	--	--	1/2	1/4	1/10	1/4	1/4	(j)
(Min. Sq. Ft.)	87.120	65,340	43,560	32,670	21,780	10,890	10,890	8,500	6,500	20,000	21,780	10,890	4,356	10,890	10,890	(j)
Required Lot Width																
(Min. Ft.)	200	175	150	125	100	85	60	50	40	100	100	60	50	85	100	(j)
Required Lot Depth																
(Min. Ft.)	200	175	150	125	100	85	60	50	40	100	100	60	50	85	100	(j)
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	(j)
Required Bldg. Setback																
Front (Min. Ft.)	30	25	25	25	25	25	25	25	25	15	30	25	10	25	35	(j)
Side (Min. Ft.)	20	15	15	15	15	15	10	8	5	15	15	10	(na)	15	(na)	(j)
Combined Side (Min. Ft.)	(na)	(na)	(na)	(na)	(na)	(na)	25	20	15	(na)	(na)	25	(na)	(na)	(na)	(j)
Rear (Min. Ft.)	20	15	15	15	15	15	15	15	15	15	15	15	15	15	15	(j)
Permitted Bldg. Height																
(Max. Ft.)	(na)	(na)	(na)	(na)	(na)	30	30	30	30	30(k)	30(a)	30	30	30	30	(j)
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)	(j)
Permitted Building. F.A.R.																
(Max. %)	10	12.5	15	15	20	25	25	30	35	20	20	25	60	25	55	(j)
Required Parking Setback																
Front (Min. Ft.)	30(b)	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	(j)
	30(c)		25(c)	25(c)	25(c)	25(c)	25(c)	25(c)	25(c)	25(c)(1)		25(c)		25(c)		(j)
Side (Min. Ft.)	20(b)	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)	(j)
	10(c)		8(c)	8(c)	8(c)	8(c)	5(c)	4(c)	3(c)	8(c)(1)	8(c)	5(c)		8(c)		(j)
Rear (Min. Ft.)	20(b)	15(b) 8(c)	15(b)	15(b)	15(b)	15(b)	15(b)	15(b)	15(b)	15(b)(1)	15(b)	15(b)	(na)	15(b)	(na)	(j)
	10(c)		8(c)	8(c)	8(c)	8(c)	8(c)	8(c)	8(c)	8(c)(1)	8(c)	8(c)		8(c)		(j)

Continued

SCHEDULE OF REGULATIONS—Continued
Township of Princeton

District	*SC*	*E-1*		*E-2*		*E-4*	*R-A*	*R-B*	*S-1*	*S-2*	*OR-1*	*OR-2*	*R-O*
For Permitted Uses	*All*	*Educational & multifamily residential*	*Single-family residential*	*Educational & multifamily residential*	*Single-family residential*	*Institutional residential*			*All*	*All*			
Required Lot Area (Min. Acre)	25	50	1/2	50	1	(na)	4	3	1/4	3/4	5	5	--
(Min. Sq. Ft.)	1,089,000	2,178,000	21,780	2,178,000	43,560	(na)	174,240	130,680	10,890	32,670	217,800	217,800	8,500
Required Lot Width													
(Min. Ft.)	1,600	(na)	100	(na)	150	(na)	200	200	100	100	330	330	50
Required Lot Depth													
(Min. Ft.)	(na)	(na)	100	(na)	150	(na)	300	250	100	100	330	330	50
Required Lot Frontage													
(Min. Ft.)	800	(na)	50	(na)	75	(na)	[150] 200	[125] 200	50	50	165	165	30
Required Bldg. Setback													
Front	175	60	25	60	25	75(o)	50	40	25	35	60(g)	60(g)	25
Side	280	60(e)	15	60(e)	15	75(o)	40	35	60(5)	60(a)	60(g)	60(g)	10
Combined Side	(na)	(na)	(na)	(na)	(na)	(na)	(na)	(na)	(na)	(na)	(na)	(na)	20
Rear	200	60(e)	15	60(e)	15	75(o)	40	35	(na)	(na)	60(g)	60(g)	0
Permitted Bldg. Height													
(Max. Ft.)	38	100(f)	(na)	100(f)	(na)	45(p)	(na)	(na)	55	30	45 (not to exceed 3 stories)	45 (not to exceed 3 stories)	35
Bldg. Setback Height Ratio	(na)	(na)	1:1	(na)	1.5:1	(na)	1.5:1	1.5:1	(na)	(na)	(na)	(na)	(na)
Permitted Building. F.A.R.													
(Max. %)	20(d)	(na)	20	(na)	15	16(q)	6.5	7.5%	75	35	8(d')(m)	10(d')(n)	135
Required Parking Setback													
Front	50	60(g) 20(h)	25(b) 25(c)	60(g) 20(h)	25(b) 25(c)	75(e)(o)	40(b) 40(c)	35(b) 35(c)	10	25	60(g) 20(h)	60(g) 20(h)	25(b) 25(c)
Side	50	60(g)(e) 20(b)(e)	15(b) 8(c)	60(g)(e) 20(b)(e)	15(b) 8(c)	75(e)(o)	50(b) 40(c)	40(b) 30(c)	(na)	(na)	60(g) 20(h)	60(g) 20(h)	0 0
Rear	50	60(g)(e) 20(h)(e)	15(b) 8(c)	60(g)(e) 20(h)(e)	15(b) 8(c)	75(e)(o)	40(b) 30(c)	35(b) 25(c)	(na)	(na)	60(g) 20(h)	60(g) 20(h)	0 0

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