

Ordinance #2017-52

AN ORDINANCE BY THE MUNICIPALITY PRINCETON REVISING THE DEFINITION OF FLOOR AREA TO ADDRESS CATHEDRAL CEILING SPACE, 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, under current zoning regulations, the area underneath cathedral ceilings is not included in calculations of floor area, even though such spaces can later be converted to second stories; and

WHEREAS, the Princeton Mayor and Council wish to regulate cathedral space in residential structures to ensure the mass and bulk of these structures do not dwarf surrounding properties;;

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. The definition of “floor area” in section 10B-241, “Definitions” of 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):

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, garages, and carports, but with the following exceptions where the primary use is as single-family residence: basements. In addition, roofed porches with at least one open side to the extent of two hundred square feet shall not be counted as floor area. Attic space in a single family or two family residence with a height of seven feet or more measured from the finished floor to the roof rafter shall be counted as floor area except for an area

that is less than one third of the area of the floor directly below. Attic areas in a single family or two family residence with a height of less than seven feet measured from finished floor to roof rafter shall not be counted as floor area. If an interior space in a one or two family structure has a ceiling height of twelve feet or greater, the floor area of that space shall be counted twice for the purpose of floor area calculation. If an interior space in a one or two family structure has a sloped ceiling, only that portion of the floor having a ceiling height of twelve feet or greater shall be counted twice for the purpose of floor area calculation.

2. Section 17A-201, "Definitions" of the "Code of the Borough of Princeton, New Jersey, 1974" amended. The definition of "floor area" 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 to read as follows (additions are underlined thus):

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, garages, and carports, but with the following exceptions where the primary use is as single-family residence: basements. In addition, roofed porches with at least one open side to the extent of two hundred square feet shall not be counted as floor area. Attic space in a single family or two family residence with a height of seven feet or more measured from the finished floor to the roof rafter shall be counted as floor area except for an area that is less than one third of the area of the floor directly below. Attic areas in a single family or two family residence with a height of less than seven feet measured from finished floor to roof rafter shall not be counted as floor area. If an interior space in a one or two family structure has a ceiling height of twelve feet or greater, the floor area of that space shall be counted twice for the purpose of floor area calculation. If an interior space in a one or two family structure has a sloped ceiling, only that portion of the floor having a ceiling height of twelve feet or greater shall be counted twice for the purpose of floor area calculation.

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.

6. Applicability. The provisions of this Ordinance shall apply to all lands in Princeton, including all lands in the former Borough and Township.

STATEMENT OF PURPOSE: The purpose of this ordinance is to amend the definition of floor area in the land use regulations of both the former Borough of Princeton and the former Township of Princeton, in order to address cathedral spaces.

I, Delores A. Williams, Deputy Municipal Clerk of Princeton, County of Mercer, State of New Jersey, do hereby certify that the foregoing is a true copy of an ordinance adopted by the Mayor and Council of Princeton at its meeting held October 23, 2017.

A handwritten signature in blue ink that reads "Delores A. Williams". The signature is written in a cursive style with a large initial "D".

Delores A. Williams
Deputy Municipal Clerk