

TOWNSHIP OF READINGTON

YOU ARE HEREBY NOTIFIED THAT AN ORDINANCE ENTITLED:

***AN ORDINANCE AMENDING AND SUPPLEMENTING THE DISTRICT REGULATIONS
CONTAINED IN ARTICLE IV OF CHAPTER 148 ENTITLED "LAND
DEVELOPMENT" OF THE CODE OF THE TOWNSHIP OF READINGTON LAND USE
VOLUME TO CREATE A ZONE ALSO KNOWN AS THE VILLAGE RESIDENTIAL-1
ZONE (VR-1)***

Ordinance #31 -2021

BE IT ORDAINED by the Mayor and Township Committee of the Township of Readington in the County of Hunterdon, State of New Jersey that the following amendments shall be made to Chapter 148 of the Land Use Ordinance of the Township of Readington as follows:

SECTION 1. Article IV (District Regulations) is hereby amended to establish the Village Residential-1 Zoning District as an additional district and to establish new Chapter 148-27.14 to provide zoning requirements.

SECTION 2. Section 148-10 (Zoning Districts) is hereby amended to add the Village Residential -1 (VR-1) Zoning District.

SECTION 3. Section 148-11 (the Zoning Map) is hereby amended to add the Village Residential-1 (VR-1) Zoning District.

SECTION 4. § 148-_____ VR-1 Village Residential-1 Zone.

- A. Purpose: The purpose of the VR-1 Village Residential -1 zone is to provide the opportunity to develop and maintain single-family detached and single-family semi-detached residences within the village of Whitehouse Station where the availability of public sanitary sewer service makes the development of smaller lots feasible and available for affordable housing.
- B. Permitted Principal Uses
- (1) Detached single-family dwellings.
 - (2) Semi-detached single-family dwellings
- C. Permitted accessory uses
- (1) Private residential swimming pools.
 - (2) Residential toolsheds, garages and storage buildings
 - (3) Off-street parking.

- (4) Fences and walls as regulated in Article VI.
- (5) Signs as regulated in Article XII.
- (6) Outdoor barbecue structures.
- (7) Essential utility services, including the provision of electric, water, sewer, telephone and cable service.
- (8) Home occupations as regulated in §148-53.
- (9) Building-mounted and ground-mounted solar energy facilities as regulated in §148-60.2.

D. Maximum building height: 35 feet and 2 1/2 stories

E. Area and yard requirements

(1) Minimum lot size:

- (a) Single-family detached: 16,000 sf
- (b) Single-family semi-detached: 8,000 sf (8,000 sf/ each dwelling unit)

(2) Minimum lot circle:

- (a) Single-family detached: 100 feet.
- (b) Single-family semi-detached: 50 feet.

(3) Circumference of minimum lot circle shall not be more than 75 feet from the street right-of-way.

(4) Maximum floor area ratio (F.A.R.):

- (a) Single-family detached: 25%.
- (b) Single-family semi-detached: 40%.

(5) Maximum impervious coverage:

- (a) Single-family detached: 20%.
- (b) Single-family semi-detached: 35%.

(6) Minimum front yard setback: 15 feet. Stairs connecting an open front porch to the ground may encroach up to five (5) feet into the minimum required front setback.

(7) Minimum rear yard setback: 15 feet.

(8) Minimum side yard setback:

- (a) Single-family detached: 10 feet.
- (b) Single-family semi-detached: 10 feet, except for where the common wall between dwelling units is located, where no setback is required.

- F. Minimum off-street parking: Off-street parking shall be provided in accordance with the requirements of the New Jersey Residential Site Improvement Standards (RSIS) at NJAC 5:21 et seq.).
- G. Minimum parking area/driveway setback: five (5) feet, except for common driveways.
- H. Public sanitary sewer required: Any development pursuant to the regulations herein shall be served by public sanitary sewer.

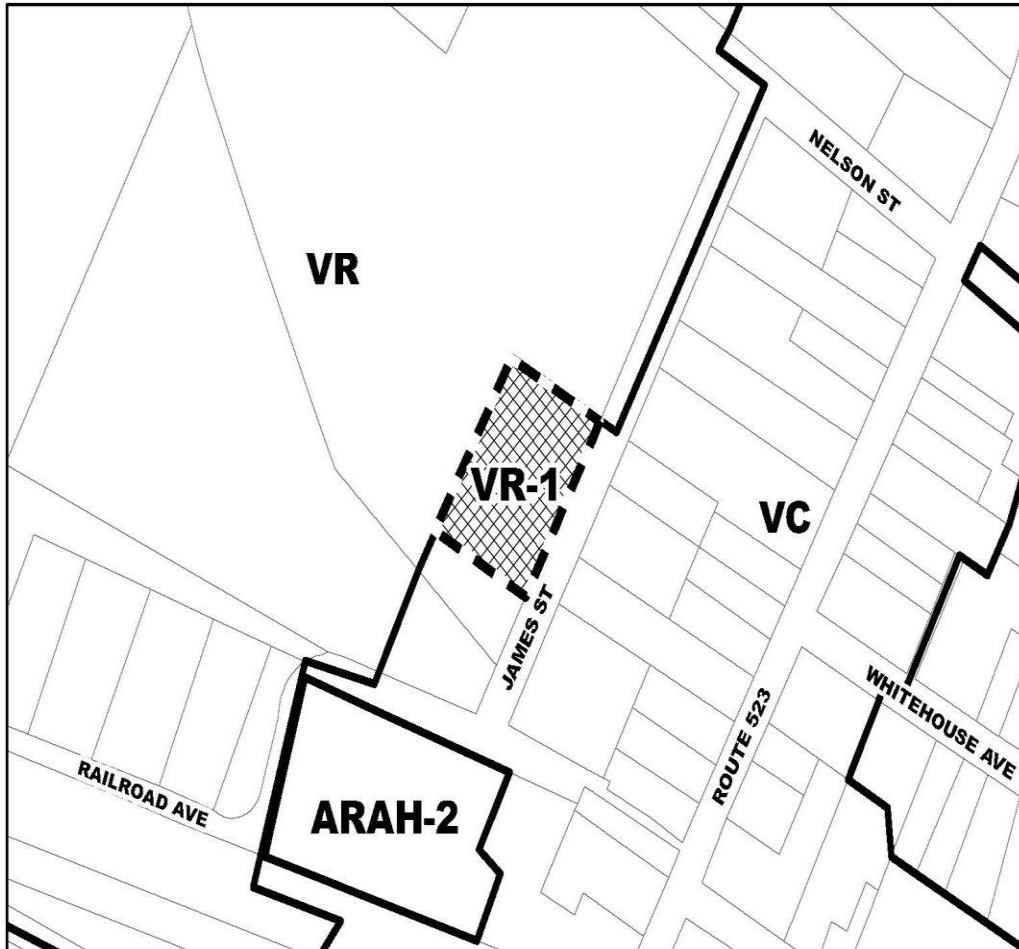
SECTION 5. All other language not specifically changed by this ordinance amendment shall remain in full force and effect.

SECTION 6. All ordinances or parts of ordinances inconsistent with this Ordinance are hereby repealed to the extent of such inconsistency.

SECTION 7. The sections, subsections and provisions of this Ordinance may be renumbered as necessary or practical for codification purposes.

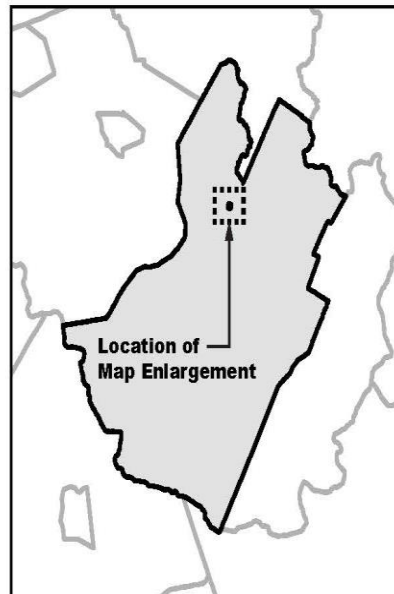
SECTION 8. If the provision of any article, section, subsection, paragraph, subdivision or clause of this ordinance shall be adjudged by a court of competent jurisdiction to be invalid, such order or judgment shall not affect, impair or invalidate the remainder of any such article, section, subsection, paragraph, subdivision or clause and, to this end, the provisions of this ordinance are hereby declared to be severable.

SECTION 9. This ordinance shall take effect immediately upon final passage and publication in accordance with law and upon filing with the Hunterdon County Planning Board.



Legend

 VR-1 Zone



VR-1
Village Residential - 1 Zone
Zoning Map Amendment

Block 21.12, Lot 25
 Readington Township, Hunterdon County, NJ
 July 2021

A TRUE COPY OF WHICH ORDINANCE IS PRINTED ABOVE WAS INTRODUCED AT THE MEETING OF THE TOWNSHIP COMMITTEE ON **SEPTEMBER 7, 2021** AND THAT IT IS THE INTENTION OF THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF READINGTON TO CONSIDER PASSAGE OF SAID ORDINANCE AT THE REGULAR MEETING OF THE TOWNSHIP COMMITTEE TO BE HELD AT THE MUNICIPAL BUILDING, 509 ROUTE 523, WHITEHOUSE STATION, NEW JERSEY, ON **October 4, 2021** AT 7:45 P.M. AT WHICH TIME AND PLACE, OR AT ANY TIME OR PLACE TO WHICH THE MEETING SHALL BE FROM TIME TO TIME ADJOURNED AN OPPORTUNITY WILL BE GIVEN TO ALL PERSONS WHO MAY BE INTERESTED THEREIN TO BE HEARD CONCERNING SAID ORDINANCE.

KARIN M PARKER, *RMC*
MUNICIPAL CLERK