

ORDINANCE 2009-29

**AN ORDINANCE AMENDING CHAPTER 188 (DEVELOPMENT REGULATIONS),
ARTICLE V (DISTRICTS AND STANDARDS) OF THE CODE OF THE TOWNSHIP
OF HILLSBOROUGH, COUNTY OF SOMERSET, STATE OF NEW JERSEY, TO
ADD A NEW DEFINITION FOR DISPATCH SERVICES IN SECTION 188-3 AND TO
REVISE THE CONDITIONAL USES IN THE I-1, I-3, LI AND HS DISTRICTS**

BE IT ORDAINED by the Township Committee of the Township of Hillsborough, County of Somerset, State of New Jersey, as follows:

SECTION 1. Amend Chapter 188 of the Code of the Township of Hillsborough by revising Section 3 to include the following definition:

DISPATCH SERVICES- A privately-owned facility that houses motor vehicles to provide transportation-related services, such as, but not limited to, taxis, buses, limousines and ambulances on an as-needed basis involving direct customer contact at the time the service is required.

SECTION 2. Amend Chapter 188 of the Code of the Township of Hillsborough by revising Section 106 D, pertaining to conditional uses in the I-1 and I-3 Districts, In order to add subsection (4) to read as follows:

- (4) Dispatch Services.
 - (a) Minimum Lot Size- 2 acres.
 - (b) Minimum Lot Width- 200 feet.
 - (c) Minimum Front Yard- 50 feet.
 - (d) Minimum Side Yard- 25 feet.
 - (e) Minimum Rear Yard- 150 feet.
 - (f) Maximum Impervious Coverage- 60%

- (g) Maximum Building Height- 35 feet
- (h) Minimum Buffer- 20 feet, except that a minimum 50 foot buffer is required where located adjacent to a residential zone boundary or to an existing residence lot line
- (j) The minimum number of off-street parking spaces for dispatch services shall be 3.5 spaces per 1,000 square feet of usable floor area.

SECTION 3. Amend Chapter 188 of the Code of the Township of Hillsborough by revising Section 107.1 D, pertaining to conditional uses in the LI District, In order to add subsection (9) to read as follows:

(9) Dispatch Services.

- (a) Minimum Lot Size- 2 acres.
- (b) Minimum Lot Width- 200 feet.
- (c) Minimum Front Yard- 50 feet.
- (d) Minimum Side Yard- 25 feet.
- (e) Minimum Rear Yard- 150 feet.
- (f) Maximum Impervious Coverage- 60%
- (g) Maximum Building Height- 35 feet
- (h) Minimum Buffer- 20 feet, except that a minimum 50 foot buffer is required where located adjacent to a residential zone boundary or to an existing residence lot line
- (j) The minimum number of off-street parking spaces for dispatch services shall be 3.5 spaces per 1,000 square feet of usable floor area.

SECTION 4. Amend Chapter 188 of the Code of the Township of Hillsborough by revising Section 113.1 D(2), pertaining to conditional uses in the HS District, In order to add subsection (g) to read as follows:

(g) Dispatch Services.

- (1) Minimum Lot Size- 2 acres.
- (2) Minimum Lot Width- 200 feet.
- (3) Minimum Front Yard- 50 feet.
- (4) Minimum Side Yard- 25 feet.
- (5) Minimum Rear Yard- 150 feet.
- (6) Maximum Impervious Coverage- 60%
- (7) Maximum Building Height- 35 feet
- (8) Minimum Buffer- 20 feet, except that a minimum 50 foot buffer is required where located adjacent to a residential zone boundary or to an existing residence lot line
- (9) The minimum number of off-street parking spaces for dispatch services shall be 3.5 spaces per 1,000 square feet of usable floor area.

Section 5. Severability. If any provisions of this ordinance shall be adjudged invalid, such adjudication shall not affect the validity of the remaining provisions, which shall be deemed severable there from.

Section 6. This ordinance shall take effect immediately upon passage and publication according to law.

ATTEST:

TOWNSHIP OF HILLSBOROUGH

Kevin P. Davis, Township Clerk

Frank DelCore, Mayor

Introduced: 8/11/09

Published: 8/20/09

Public Hearing: 9/22/09

Adopted: 9/22/09

Published: 10/01/09