

ORDINANCE 2009-24

AN ORDINANCE AMENDING CHAPTER 188 (DEVELOPMENT REGULATIONS), OF THE CODE OF THE TOWNSHIP OF HILLSBOROUGH, COUNTY OF SOMERSET, STATE OF NEW JERSEY, TO AMEND SECTION 188-74 IN ORDER TO ADDRESS MULTIPLE BUILDINGS AND PERMITTED USES ON A LOT, AS WELL AS MIXED-USE BUILDINGS

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 74 to read as follows:

188-74. Multiple permitted principal uses and buildings per lot.

- A. No lot shall contain more than one (1) principal building, except that in non-residential zones more than one (1) principal building may be permitted subject to site plan approval.
- B. No lot shall contain more than one (1) principal use, except that in non-residential zones more than one (1) principal use may be permitted subject to site plan approval.
- C. No building shall contain more than one (1) principal use, except that in non-residential zones, buildings may contain more than one (1) permitted principal use, subject to site plan approval. Where a request is submitted to use an existing building with more than one (1) permitted principal use, site plan approval shall not be required provided there are no proposed additions and compliance with the parking requirements is demonstrated.
- D. Existing individual industrial buildings may contain more than one (1) permitted principal use provided that the minimum floor area for any tenant containing a permitted principal use is 1,500 square feet.
- E. The provisions in this Section shall not apply to small wind energy systems.

SECTION 2. 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 3. 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: 05/26/09
Published: 06/04/09
Public Hearing: 06/23/09
Adoption: 06/23/09
Published: 07/02/09