

EXPLANATION: This Ordinance amends Chapter XVI entitled "Zoning by (i) amending Section 16-2 to add the R-10 Residential District; (ii) amending Section 16-3 to change the zoning district classification on the zoning map from R-20 Residential to R-10 Residential District for certain properties; (iii) amending Section 16-8 entitled "Schedule of District Regulations" to add the height, area and bulk requirements for the R-10 Residential District; and (iv) adding new Section 16-12A entitled "R-10 Residential District".

**TOWNSHIP OF WARREN
ORDINANCE NO. 16-28**

AN ORDINANCE OF THE TOWNSHIP OF WARREN, COUNTY OF SOMERSET, STATE OF NEW JERSEY, TO AMEND CHAPTER XVI ENTITLED "ZONING" OF THE REVISED GENERAL ORDINANCES OF THE TOWNSHIP OF WARREN, BY AMENDING SECTION 16-2 ENTITLED "ESTABLISHMENT OF DISTRICTS", AMENDING SECTION 16-3 ENTITLED "OFFICAL ZONING MAP", AMENDING SECTION 16-8 ENTITLED "SCHEDULE OF DISTRICT REGULATIONS", AND ADDING NEW SECTION 16-12A ENTITLED "R-10 RESIDENTIAL DISTRICT"

BE IT ORDAINED by the Mayor and Township Committee of the Township of Warren, in the County of Somerset and State of New Jersey as follows:

SECTION 1. Section 16-2 entitled "Establishment of Districts" of Chapter XVI entitled "Zoning" of The Revised General Ordinances of the Township of Warren is hereby amended to add the following to Subsection 16-2.1 entitled "Districts":

R-10 Residential District

SECTION 2. Subsection 16-3.1 entitled "Official Zoning Map" of Section 16-3 entitled "Official Zoning Map and Interpretation" of Chapter XVI entitled "Zoning" of The Revised General Ordinances of the Township of Warren is hereby amended as follows:

- A. Change the zoning district classification on the official zoning map from R-20 Residential to R-10 Residential District for the following properties:
1. Blocks 98 and 99
 2. Block 100 Lots 1.01, 1.02 and 2, 3 and 4
 3. Blocks 107, 108 and 109
 4. Block 110 Lots 21, 22.01, 22.02, 23, 24 and 25

The boundaries of the rezoned area are indicated on Exhibit A attached to this ordinance.

SECTION 3. Section 16.8 entitled "Schedule of District Regulations" of Chapter XVI entitled "Zoning" of The Revised General Ordinances of the Township of Warren is hereby amended by the amendment of Subsection 16-8.1 entitled "Schedule" to include the Schedule of Area, Yard and Building requirements as set forth in Exhibit B attached hereto.

SECTION 4. Chapter XVI entitled "Zoning" of The Revised General Ordinances of the Township of Warren is hereby amended by the addition of new Section 16-12A to read as follows:

16-12A R-10 RESIDENTIAL DISTRICT.

16-12A.1 Purpose. The R-10 district recognizes and encompasses the majority of existing 10,000 sf single family lot neighborhoods of Warren Township. The standards and requirements of this district are designed to recognize the existing developed neighborhood character and to further the goals of the Warren Township Master Plan.

16-12A.2 Permitted Uses. No building, structure or premises shall be used and no building or structure shall be erected or structurally altered except for the following uses:

- a. Single-family detached dwellings.
- b. Farming consisting of vegetable growing, the raising or keeping of farm animals such as cows and sheep of commercial purposes, keeping and boarding of horses (but not including riding stables), provided the lots shall contain an area of five (5) acres and further provided that no farm building used to house livestock and farm animals shall be located within twenty-five (25) feet of a lot line.

16-12A.3 Permitted Accessory Buildings and Uses. Accessory uses customary and incidental to the principal uses, including but not limited to those specified. The term accessory use shall not include a business, nor any building or unit not located on the same lot with the principal building to which it is accessory.

- a. Private garages and carports.
- b. Private swimming pools and tennis courts provided such uses shall comply with the minimum required yard depth requirement for the principal building.
- c. Outdoor barbecue structures.
- d. Storage shed.
- e. Animal shelters to house domestic pets.
- f. Farm storage buildings accessory to a farm.
- g. Day care, customary home occupations as defined in Section 16-4 and subject to the standards and the requirements of subsection 16-5.30 of this chapter.

16-12A.4 Conditional Uses. None. (Ord. No. 07-26 § 1)

16-12A.5 Height, Area and Bulk Requirements. As specified in the Schedule referenced in Section 16-8. (Ord. No. 07-26 § 1)

16-12A.6 Off Street Parking Requirements. As specified in Section 16-24.

16-12A.7 Sign Regulations. As specified in Section 16-25.

SECTION 5. All other ordinances, part of ordinances, or other local requirements that are inconsistent or in conflict with this ordinance are hereby repealed to the extent of any inconsistency or conflict, and the provisions of this ordinance apply.

SECTION 6. Notwithstanding that any provision of this Ordinance is held to be invalid or unconstitutional by a court of competent jurisdiction, all remaining provisions of the Ordinance shall continue to be of full force and effect.

SECTION 7. This ordinance shall take effect immediately upon (1) adoption; (2) publication in accordance with the laws of the State of New Jersey; and (3) filing of the final form of adopted ordinance by the Clerk with the Somerset County Planning Board pursuant to N.J.S.A. 40:55D-16.

ATTEST:



Cathy Reese, RMC,
Township Clerk

WARREN TOWNSHIP COMMITTEE



George K. Lazo, Mayor

INTRODUCED September 8, 2016

ADOPTED October 27, 2016

EFFECTIVE November 3, 2016

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EXHIBIT "A"

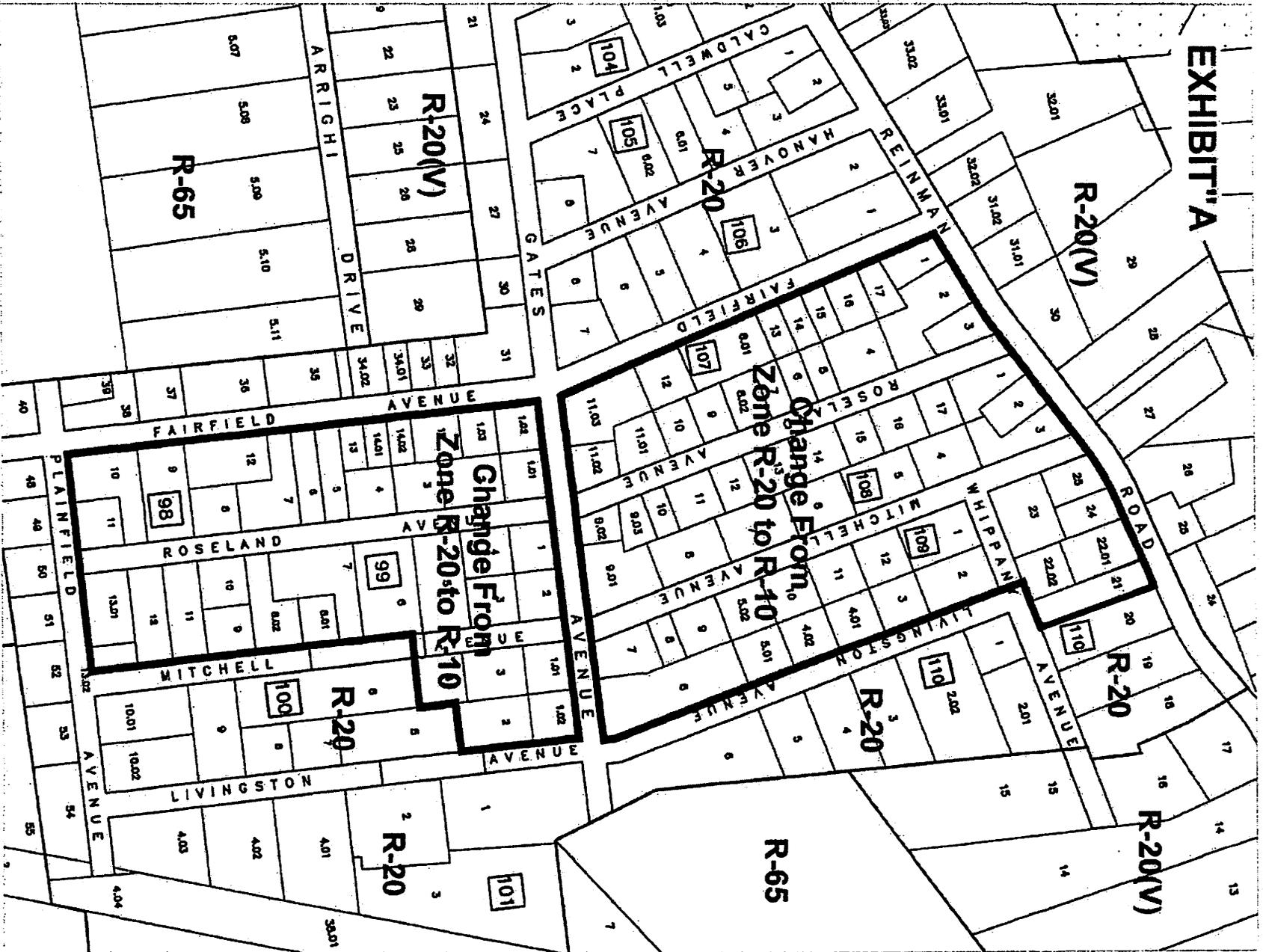


EXHIBIT A
ORD. 16-28

Exhibit B
Schedule of Area, Yard and Building Requirements
Township of Warren
(Section 16-8)

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17
Zone	Minimum Lot Requirements			Minimum Required Yd. Depth (in feet)			Principal Building		Accessory Building		Maximum Height		Minimum Gross Floor Area in Sq. Ft.			Max. Floor Area Ratio (F.A.R.)
	Area in Sq. Ft.	Lot Width in Ft.	Front Yard in Ft.	Min. One Side Yard in Ft.	Both Side Yards in Ft.	Rear Yard in Ft.	Side Yard in Ft.	Rear Yard in Ft.	Maximum % Lot Coverage by Bldg.	In Stories	In Ft.	Maximum % Lot Coverage by All Bldgs. & Pavement	One Story Bldgs.	More than One-Story Bldg. Total of all Floors	Permitted Modification	
	R-10	10,000	100	25	10	20	25	5	5	20	2	30	35	-	-	