

5-8-2006
Zoning
Amend
Ch 310

**BOROUGH OF NEW PROVIDENCE
ORDINANCE 2006-10**

**"AN ORDINANCE OF THE BOROUGH OF NEW PROVIDENCE, COUNTY OF UNION,
STATE OF NEW JERSEY, AMENDING ZONING ORDINANCE BY REVISING FLOOR
AREA RATIO FOR RESIDENTIAL DEVELOPMENT"**

BE IT ORDAINED by the Mayor and Borough Council of the Borough of New Providence, County of Union and State of New Jersey as follows:

SECTION I. Section 310-10 of Article IV of Chapter 310 of the Code of the Borough of New Providence entitled "Schedules" is amended as follows:

Amend Floor Area Ratio (FAR) table at end of the Schedule III to read as follows:

Floor Area Ratio (FAR) Standard for the R1, R2, R2A, R3, R3A, R4, and OR Zones.

The maximum permitted floor area for residential use by lot size shall be as follows:

Lot Size	FAR
4,999 sq ft and under	0.275
5,000-5,999 sq ft	0.275
6,000-6,999 sq ft	0.271
7,000-7,999 sq ft	0.267
8,000-8,999 sq ft	0.263
9,000-9,999 sq ft	0.260
10,000-10,999 sq ft	0.256
11,000-11,999 sq ft	0.252
12,000-12,999 sq ft	0.248
13,000-13,999 sq ft	0.244
14,000-14,999 sq ft	0.240
15,000-15,999 sq ft	0.237
16,000-16,999 sq ft	0.233
17,000-17,999 sq ft	0.229
18,000-18,999 sq ft	0.225
19,000-19,999 sq ft	0.220
20,000-20,999 sq ft	0.215
21,000-21,999 sq ft	0.210
22,000-22,999 sq ft	0.205
23,000-23,999 sq ft	0.201

Lot Size	FAR
24,000-24,999 sq ft	0.197
25,000-25,999 sq ft	0.193
26,000-26,999 sq ft	0.189
27,000-27,999 sq ft	0.184
28,000-28,999 sq ft	0.180
29,000-29,999 sq ft	0.176
30,000-30,999 sq ft	0.171
31,000-31,999 sq ft	0.166
32,000-32,999 sq ft	0.162
33,000-33,999 sq ft	0.158
34,000-34,999 sq ft	0.154
35,000-35,999 sq ft	0.150
36,000-36,999 sq ft	0.146
37,000-37,999 sq ft	0.142
38,000-38,999 sq ft	0.139
39,000-39,999 sq ft	0.136
40,000-40,999 sq ft	0.133
41,000-41,999 sq ft	0.130
42,000-42,999 sq ft	0.127
43,000 sq ft and over	0.125

SECTION II. Each clause, section or subsection of this ordinance shall be deemed a separate provision to the intent that if any such clause, section or subsection should be declared invalid, the remainder of the ordinance shall not be affected.

SECTION III. All ordinances or parts of ordinances inconsistent with this ordinance are hereby repealed as to the extent of such inconsistency.

SECTION IV. This ordinance shall take effect immediately upon adoption and publication according to law.

Introduced: April 24, 2006

Adopted: May 8, 2006

BOROUGH OF NEW PROVIDENCE
STATE OF NEW JERSEY
COUNTY OF UNION

Allen Morgan, Mayor

Attest:

Wendi B. Barry, Borough Clerk