

**ORDINANCE NO. 2015-08
TOWNSHIP OF EAST WINDSOR
COUNTY OF MERCER**

**AN ORDINANCE AMENDING CHAPTER XX “ZONING” SECTION 20-18,
“R-O RESEARCH OFFICE” OF THE REVISED GENERAL ORDINANCES OF
THE TOWNSHIP OF EAST WINDSOR REGARDING REGULATIONS FOR
HEIGHT, BUILDING COVERAGE, FLOOR AREA RATIO AND PROPORTION
OF SPACE DEVOTED TO WAREHOUSE AND STORAGE IN BUILDINGS IN
THE R-O RESEARCH OFFICE ZONE**

BE IT ORDAINED by the Township Council of the Township of East Windsor, County of Mercer and State of New Jersey that Chapter XX, “Zoning,” Section 20-18, “R-O Research Office,” be amended as follows (new language is denoted by underlining, deleted language is denoted by ~~strike-out~~):

I

1. Section 20-18.1 “Principal Uses”, subsection (c) is hereby amended as follows
 - c. The warehousing and storage of products within a completely enclosed building provided that no retail sales or motor freight facilities shall be permitted except as incidental and accessory to a permitted or conditional use. ~~and further provided that the gross floor area devoted to warehousing or storage of products shall not be permitted to exceed 80 percent of the gross floor area of the building on the site.~~

2. The SCHEDULE OF DISTRICT REGULATIONS, for the R-O Research Office District, is amended as follows:

**SCHEDULE OF DISTRICT REGULATIONS
Township of East Windsor**

Zoning District and Permitted Uses	Minimum Lot Area (Acres or Square Feet)	Minimum Dimensions in Feet									Maximum Allowed				
		Lot Width	Principal Building Yards				Acc’y Bldg Setbacks From				% Bldg. Coverg.	% Imprvmt. Covrg.	Bldg. Heights in Feet	Bldg. Height Stories	Floor Area Ratio
			Front Yard	Side Yard	Both Side Yards	Rear Yard	Street Line	Side Line	Rear Line	Prin. Bldg					
R-O Research Office															
All Permitted Uses	4 acres	350	100	50	NA	50	200	50	50	20	20 30	65	45 55	NA	0.25 0.30

**II
REPEAL**

All ordinances or parts of ordinances inconsistent with this ordinance are hereby repealed to the extent of such inconsistency.

**III
SEVERABILITY**

If any section, subsection, clause or phrase of this ordinance is held to be unconstitutional or invalid for any reason, such decision shall not affect the remaining portions of this ordinance.

**IV
EFFECTIVE DATE**

This Ordinance shall take effect 20 days after final passage and publication according to law.

ATTEST:

GRETCHEN McCARTHY
Municipal Clerk

JANICE S. MIRONOV
Mayor

Adopted: