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

<table>
<thead>
<tr>
<th>Zoning District and Permitted Uses</th>
<th>Minimum Lot Area (Acres or Square Feet)</th>
<th>Principal Building Yards</th>
<th>Acc’y Bldg Setbacks From Street Line</th>
<th>Minimum Dimensions in Feet</th>
<th>Maximum Allowed</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Lot Width</td>
<td>Front Yard</td>
<td>Side Yard</td>
<td></td>
<td>% Bldg. Covrg.</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>% Improvmt. Covrg.</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>Bldg. Heigths in Feet</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>Bldg. Height Stories</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>Floor Area Ratio</td>
</tr>
<tr>
<td>R-O Research Office</td>
<td>4 acres</td>
<td>350</td>
<td>100</td>
<td>50 50 50 200 50 50 20</td>
<td>20 30</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>65 45 55 30 25 0.25</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>0.30 0.25 0.30</td>
</tr>
</tbody>
</table>
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All ordinances or parts of ordinances inconsistent with this ordinance are hereby repealed to the extent of such inconsistency.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:

_____________________________   _______________________
GRETCHEAn McCARTHY    JANICE S. MIRONOV
Municipal Clerk                 Mayor

Adopted: