

ORDINANCE 8-2004

ORDINANCE OF THE BOROUGH OF MADISON AMENDING CHAPTER 195 OF THE MADISON BOROUGH CODE ENTITLED "LAND DEVELOPMENT ORDINANCE OF THE BOROUGH OF MADISON" REGARDING SIGNS AND DEFINITIONS

WHEREAS, the Borough Engineer has recommended that Section 195-7 of the Madison Land Development Ordinance regarding definition for "Floor Area, Gross" be amended and Section 195-34 of the Madison Land Development Ordinance regarding signs be amended; and

WHEREAS, the Borough Council has determined to adopt such amendments.

NOW, THEREFORE, BE ORDAINED, by the Council of the Borough of Madison in the County of Morris and State of New Jersey as follows:

SECTION 1: Section 195-7, entitled "Definitions," is amended to amend the definitions of the terms "FLOOR AREA, GROSS" and "FLOOR AREA RATIO (FAR)" to read as follows:

FLOOR AREA, GROSS -- The sum of the gross horizontal areas of the several floors of a building or group of buildings on a lot, measured from the exterior faces of exterior walls or from the center line of a wall separating two buildings, but excluding the following:

A. Cellars, but only the floor area of rooms devoted to mechanical equipment accessory to the principal use of the structure and/or rooms with a ceiling height of less than 6.5 feet. All other rooms or space within a cellar are not excluded from the floor area calculation.

B. Any floors or portions thereof contained or terraces, balconies or unenclosed porches extending beyond the exterior face of the building.

C. Decks.

FLOOR AREA RATIO (FAR) – The gross floor area of a building or structure compared to the total area of the site.

SECTION 2: Section 195-34C(1) of the Madison Land Development Ordinance is modified to read as follows:

(1) Measurement of area of individual signs. The area of a sign face (which is also the sign area of a wall sign or other sign with only one face) shall be computed by means of the smallest square, circle, rectangle, triangle or combination thereof that will encompass the extreme limits of the writing, graphic illustration, picture, symbol or other display, together with any material or color forming an integral part of the background of the sign and used to differentiate the sign from the backdrop or structure against which it is placed, but not including any supporting framework, bracing or decorative fence or wall when such fence or wall otherwise meets zoning regulations and is clearly incidental to the sign itself. No sign shall have more than two display faces. The sign area for a sign with two faces shall be computed by adding together the area of all sign faces visible from any one point. When a sign having two faces is such that both faces cannot be viewed from any point at the same time, the sign area shall be computed by the measurement of the larger of the two faces. For purposes of calculating window signs, a window shall be considered the glazed area. Signs which are required by county, state or federal agencies are exempt from calculation of permanent and temporary signage up to the minimum size required by such agencies. The area of the sign in excess of the minimum shall be subject to the sign calculation. In the event that no size requirement is imposed by such agency, the sign shall not exceed one square foot. Neon signs and internally illuminated signs shall be subject to modified area computations specified elsewhere in this Chapter.

SECTION 3: Section 195-34D(7)(a) of the Madison Land Development Ordinance is modified to read as follows:

(a) Internally illuminated signs shall have characters, letters, figures and designs which are illuminated by electric lights as part of the sign proper with dark or translucent background.

SECTION 4: Section 195-34D(7) of the Madison Land Development Ordinance is amended to include the following subparagraph (d):

(d) The sign area measurement for neon building signs shall be calculated as 2.0 times the actual measured area.

SECTION 5: Schedule IV "Sign Regulations", Part 1, Section (2), of the Madison Land Development Ordinance is amended to add text to the column entitled "Notes" as follows:

Non-Residential Zone Specifications:

Type	Notes
CC Zone	Per CBD-1 and CBD-2 Zones above
P, OR and PCDO	Per CBD-1 and CBD-2 Zones above

SECTION 6: This Ordinance shall take effect as provided by law.

ADOPTED AND APPROVED

April 12, 2004

ELLWOOD R. KERKESLAGER, Mayor

Attest:

MARILYN SCHAEFER, Borough Clerk

Introduced and passed: March 8, 2004

Published, Madison Eagle: March 18, 2004

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