

ORDINANCE 17-2010

ORDINANCE OF THE BOROUGH OF MADISON AMENDING CHAPTER 195 OF THE BOROUGH CODE, LAND DEVELOPMENT ORDINANCE, REGARDING MINIMUM FLOOR AREA FOR RESIDENTIAL UNITS IN THE R-5A, CBD, CC, AND GATEWAY ZONES

WHEREAS, the Borough Planner has recommended amending Chapter 195 of the Borough Code, the Madison Land Development Ordinance, in regard to minimum floor area for residential units in the R-5A, CBD, CC and Gateway Zones; and

WHEREAS, the Borough Council has considered the proposed amendment to the Madison Land Development Ordinance and wishes to amend the Code as recommended.

NOW, THEREFORE, BE IT ORDAINED, by the Council of the Borough of Madison, in the County of Morris and State of New Jersey that Chapter 195 of the Borough Code entitled "Madison Land Development Ordinance" shall be amended as follows:

SECTION 1: Section 195-7, entitled Definitions shall have the following added to it:

Studio/efficiency apartment: A dwelling unit consisting of not more than one habitable room, together with a kitchen and sanitary facilities.

SECTION 2: Section 195-32.14, entitled R-5A Multifamily Residential Zone regulations, shall have the following added to it:

Section 195-32.14.F(10): Multi-family residential development, consisting of any building or structures with attached housing with three or more units, with the exception of units owned and/or operated by the Madison Housing Authority, shall conform with the following minimum floor area requirements:

- o Studio/Efficiency: 575 square feet
- o 1 Bedroom: 750 square feet
- o 2 Bedroom: 950 square feet
- o 3 Bedroom: 1,200 square feet

SECTION 3: Section 195-32.4, entitled CBD-1, CBD-2 Central Business District Zones regulations, shall have the following added to it:

Section 195-32. 4.G(2): Residential units permitted over first floor commercial space, with the exception of units owned and/or operated by the Madison Housing Authority, shall conform with the following minimum floor area requirements:

- o Studio/Efficiency: 575 square feet
- o 1 Bedroom: 750 square feet
- o 2 Bedroom: 950 square feet
- o 3 Bedroom: 1,200 square feet

SECTION 4: Section 195-32.5 entitled CC Community Commercial Zone regulations, shall have the following added to it:

Section 195-32.5.E(3): Residential development, with the exception of units owned and/or operated by the Madison Housing Authority, shall conform with the following minimum floor area requirements:

- Studio/Efficiency: 575 square feet
- 1 Bedroom: 750 square feet
- 2 Bedroom: 950 square feet
- 3 Bedroom: 1,200 square feet

SECTION 5: Section 195-32.13 entitled Gateway Zone, shall have the following added to it:

Section 195-32.13.H(8), Floor Area Requirements for Senior Housing Units shall be consistent with Section 195-32.9.D(2). All other residential units, with the exception of units owned and/or operated by the Madison Housing Authority, shall conform with the following minimum floor area requirements:

- Studio/Efficiency: 575 square feet
- 1 Bedroom: 750 square feet
- 2 Bedroom: 950 square feet
- 3 Bedroom: 1,200 square feet

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

ADOPTED AND APPROVED

MARY-ANNA HOLDEN, Mayor

Attest:

ELIZABETH OSBORNE, Borough Clerk