

ORDINANCE 28-2021

ORDINANCE OF THE BOROUGH OF MADISON AMENDING CHAPTER 195 OF THE BOROUGH CODE, ENTITLED "LAND DEVELOPMENT" TO PERMIT MULTIFAMILY RESIDENTIAL USE IN U ZONE

WHEREAS, the Borough's Master Plan recognizes Drew University as a valued educational and cultural institution in the Borough of Madison; and

WHEREAS, Drew University is the owner of the common land and majority of residential units on Block 3001, Lot 1.02 on filed map #4643, comprising approximately 5 acres and having a street address of 34-42 Loantaka Way, Madison NJ (known as the Copper Beech Condominium Development); and

WHEREAS, Drew University has submitted an application for rezoning of the Copper Beech Condominium parcel to the Borough Clerk and Borough Planning Board Secretary; and

WHEREAS, the Borough seeks to support Drew University's long-term financial viability; and,

WHEREAS, the following zoning amendment, through creation of the R9 Multifamily Residential Zone, would provide use and bulk requirements for the Copper Beech Condominium Parcel so that the existing improvements would comply therewith, without any restriction on the ownership or occupancy of those residential units.

NEW SECTION TO BE ADDED TO CHAPTER 195.

§195-32.18. R9-Multifamily Residential Zone.

- A. Purpose. The purpose of this zone is to permit a mix of townhouse and multifamily residential uses at appropriate densities strategically located adjacent to Drew University.
- B. Principal permitted uses.
 - 1) Multifamily dwellings.
 - 2) Attached single-family/townhouses.
- C. Area, height, and bulk requirements.
 - 1) Minimum tract size: 5 acres.
 - 2) Minimum number of buildings per tract: 5.
 - 3) Maximum number of units in structure: 14.
 - 4) Maximum density: 9 units/acre
 - a) For purposes of calculating density in this Section, any fractional unit over .50 may be rounded up to the nearest whole number
 - 5) Maximum floor area ratio (FAR): 0.25

- 6) Maximum impervious coverage: 30%.
 - 7) Minimum building separation: 25 feet.
 - 8) Maximum height: 3 stories/35 feet.
 - 9) Setbacks:
 - a) Minimum building setback from all property lines: 50 feet.
 - b) With the exception of the Loantaka Way property line (see D3) below), all required setbacks shall be wooded and/or landscaped with existing trees preserved to the greatest extent possible.
 - c) Minimum building setback from Loantaka Way: 68 feet.
- D. Supplementary requirements.
- 1) A minimum five-foot building offset shall be provided along building frontages for every two attached units and every 50 feet of multifamily structures.
 - 2) A minimum 15' vegetated buffer is required along the Loantaka Way frontage. Averaging may be used in calculating the size of this buffer to account for minor deviations.
 - 3) Maximum number of driveways per tract: 2.

ZONING MAP CHANGE

Block 3001, Lot 1.02 shall be identified as R-9 Multifamily Residential on Madison's Zoning Map.

ADOPTED AND APPROVED

ROBERT H. CONLEY, Mayor

Attest:

ELIZABETH OSBORNE, Borough Clerk