

TOWNSHIP OF GREEN

ORDINANCE 2014-05

AN ORDINANCE AMENDING SECTION 30-4 DEFINITIONS AND SECTION 30-17.2.M DESIGN STANDARDS FOR PARKING OF THE GREEN TOWNSHIP LAND DEVELOPMENT CODE TO DEFINE NET FLOOR AREA FOR THE PURPOSES OF PARKING CALCULATIONS

WHEREAS, the Mayor and Township Committee of the Township of Green find that off-street parking requirements need to be revised to account for areas devoted to uses that do not generate a parking need within commercial buildings that are greater than 10,000 square feet; and

WHEREAS, the general references in the parking requirements to floor area should be replaced with net and/or gross floor area requirements, as applicable; and

WHEREAS, definitions for net and gross floor area need to be added to the ordinance; and

WHEREAS, the adoption of the parking requirements will provide for a better method for determining the actual parking required for a development thereby reducing the unnecessary additional impervious coverage resulting the construction of unnecessary parking spaces; and

WHEREAS, reducing the construction of unnecessary parking spaces promotes the health, safety and general welfare of the community by reducing unnecessary impervious surfaces, stormwater run-off and pollution;

NOW THEREFORE, BE IT ORDAINED by the Mayor and Township Committee of the Township of Green, County of Sussex, and State of New Jersey as follows:

SECTION I: Section 30-4 Definitions shall be revised as follows:

Floor area for determining floor area ratio shall mean the area of all floors computed by measuring the outside dimension of the exterior walls of a building, excluding floor areas of the following: crawlspaces, basements, porches, breezeways, patios, terraces, garages and carports. The floor area of a second floor room or attic shall be included if the ceiling height is at least seven (7) feet, notwithstanding that the room or attic has minor ceiling slopes, provided that the knee walls are at least five (5) feet in height.

Gross floor area for determining floor area for parking calculations shall mean the sum of the gross horizontal areas of all enclosed floors of a building, including cellars, basements, mezzanines, penthouses, corridors, and lobbies from the exterior face of exterior walls, or from the centerline of a common wall separating two buildings, but excluding any space with a floor-to-ceiling height of less than seven (7) feet in height, provided that area is not dedicated to a use which generates a need for parking.

Net floor area for determining floor area for parking calculations in buildings greater than 10,000 square feet, shall mean the sum of the gross horizontal areas of all enclosed floors of a building measured from exterior face of exterior walls, or from the centerline of a common wall separating two buildings, excluding the following:

1. Stairwells and elevator shafts;
2. Mezzanines and hallways;
3. Equipment rooms;
4. Interior parking or loading areas;
5. Storage areas for supplies for the building, i.e. cleaning supplies and office supplies (excluding warehousing of products);
6. Product display areas, lobbies and waiting areas;
7. Employee amenity areas such as lunch rooms, break rooms, workout areas, locker rooms, bathrooms, etc.;
8. Floors below grade except when they are intended for human habitation or service to the public; and
9. Any space with a floor-to-ceiling height of less than seven (7) feet.

SECTION 2: Section 30-17.2.m. Parking and Loading shall be revised as follows:

1. For off-street parking, except as otherwise noted in this chapter, for all new buildings or uses or additions to existing buildings or uses in all zone districts, there shall be provided the number of parking spaces required by the specific use as described in the schedule below. Where the parking requirement refers to floor area generally, gross floor area shall be used for determining parking. For buildings which are greater than 10,000 square feet in size, either gross floor area or net floor area (see Section 30-4 definitions) may be utilized to determine parking calculations. A maximum of 30% of the required parking based on the gross parking requirement may be reduced by utilizing net floor area calculations. The calculation for determining the gross parking requirement shall be as follows: determine percentages of use categories for the net floor area, i.e. 75% warehouse and 25% office, take those percentages and apply them to the gross floor area to determine gross parking required. The maximum reduction based on the net floor area is 30% of the gross parking requirement. When net floor area is used, any future change to excluded areas must be presented to the Technical Review Committee (TRC) for review and certification of the continued adequacy of the parking provided. The TRC may, at its discretion, refer the matter to the Planning Board for additional review.

SECTION 3: SEVERABILITY AND REPEALER

Should any part or provision of this Ordinance be declared by a court of competent jurisdiction to be invalid, the same shall not affect the validity of the Ordinance as a whole or any part thereof other than the part held invalid.

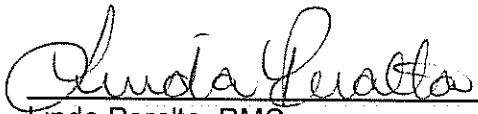
SECTION 4: NOTICE

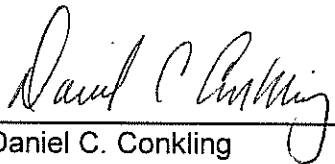
The Township Clerk is directed to give notice at least ten (10) days prior to the hearing on the adoption of this Ordinance to the County Planning Board and to all others entitled pursuant to the provisions of N.J.S.A. 40:55D-15. Upon the adoption of this Ordinance, after public hearing, the Township Clerk is further directed to publish notice of the passage and to file a copy of this Ordinance, as finally adopted, with the Sussex County Planning Board, as required by N.J.S.A. 40:55D-16.

SECTION 5: EFFECTIVE DATE

This Ordinance shall take effect immediately upon adoption and publication in accordance with law. **TAKE NOTICE** that the above Ordinance was introduced at a regular meeting of the Township Committee of the Township of Green conducted on Wednesday, May 28, 2014. It will be considered for adoption, after final reading and public hearing thereon, at a regular meeting of the Green Governing Body to be conducted at 7:00pm on Monday, June 9, 2014, in the Committee Chambers at the Green Municipal Building, 150 Kennedy Road, Tranquility, New Jersey, and shall take effect according to law.

ATTEST:


 Linda Peralta, RMC
 Township Clerk


 Daniel C. Conkling
 Mayor, Green Township

Vote on Adoption:

	FOR APPROVAL	AGAINST APPROVAL	ABSTAIN	ABSENT
Mr. Chirip	1st ✓			
Mr. Kurzeja	✓			
Mrs. Phillips	2nd ✓			
Mr. Reinbold	✓			
Mr. Conkling	✓			

INTRODUCED: 05/28/2014
 PUBLIC HEARING: 06/09/2014
 ADVERTISED ADOPTION:

ADVERTISED INTRODUCTION: 06/01/2014
 ADOPTED: 06/09/2014