

ORDINANCE 2021-_____

**AN ORDINANCE TO AMEND AND SUPPLEMENT
THE CODE OF THE TOWNSHIP OF WEST WINDSOR (1999)**

AN ORDINANCE AMENDING THE RO-1 DISTRICT

BE IT ORDAINED by the Township Council of the Township of West Windsor, County of Mercer, State of New Jersey, as follows:

Section 1. Chapter 200 of the Code of the Township of West Windsor (1999), Land Use, Part 1, Site Plan Review, Article II, Terminology, Section 200-4, Definitions, Subsection B is amended by adding the following NEW definitions.

DISTRIBUTION FACILITY – A facility used for the storage and/or consolidation of goods, supplies, equipment, materials and merchandise before their distribution to other locations.

SELF-STORAGE FACILITY – A building or group of buildings in single ownership containing separate spaces or compartments for storage of goods, wares and equipment and leased or rented on an individual basis.

WAREHOUSE – A building or group of buildings in which goods, supplies, equipment, materials and merchandise are stored, where no physical change in such articles takes place and where such articles are not otherwise used on the premises, such as in storage areas when part of a retail establishment or manufacturing plant.

Section 2. Chapter 200 of the Code of the Township of West Windsor, Land Use, Part 4, Zoning, Article XXIX, Regulations for Research/Office/Manufacturing, Research/Office and Research and Development Districts, Section 200-219.5, RO-1 District (research, office) use regulations, Subsection 200-219.5A, Permitted Uses, is hereby amended to include the following:

- (9) Self-storage facilities
- (10) Warehousing and distribution facilities

Section 3. Chapter 200 of the Code of the Township of West Windsor, Land Use, Part 4, Zoning, Article XXIX, Regulations for Research/Office/Manufacturing, Research/Office and Research and Development Districts, Section 200-219.6, RO-1 District bulk and area regulations, is hereby amended as follows. Added text is underlined, and text being eliminated is ~~struck through~~.

§ 200-219.6 RO-1 District bulk and area regulations.

The bulk and area regulations for uses other than those in planned research office parks are as follows:

- A. Minimum lot area: five acres.
- B. Minimum lot area for warehouse and distribution facilities: twelve acres.

~~B.~~ C. Minimum lot frontage: 300 feet.

~~C.~~ D. Minimum lot width: 300 feet.

~~D.~~ E. Minimum yards:

(1) Front yard: 125 feet with a seventy-five-foot landscape area at the street right-of-way.

(2) Rear yard: 75 feet.

(3) Side yard: 75 feet.

(4) Rear and side yards for warehouse and distribution facilities. Side and rear yards shall be increased to three hundred 300 feet for warehouse and distribution facilities.

~~E.~~ F. Maximum floor area ratio: 0.15

~~F.~~ G. Maximum improvement cover: 40%.

~~G.~~ H. Maximum building height: three stories, but no greater than 50 feet.

Section 4. In the event of any conflict between the provisions and requirements of this section and the provisions and requirements of any other section of this chapter, the provisions and requirements of this section shall govern.

Section 5. This ordinance shall take effect twenty days after action or inaction by the Mayor as approved by law, or an override of a mayoral veto by the Council, whichever is applicable; upon filing with the Mercer County Planning Board; and upon publication according to law.

Introduction:

Planning Board Approval:

Public Hearing:

Adoption:

Mayor Approval:

Effective Date: