

TOWNSHIP OF MONTCLAIR

**ORDINANCE AMENDING VARIOUS SECTIONS OF THE ZONING
ORDINANCE -- CHAPTER 347 OF THE CODE OF THE TOWNSHIP OF
MONTCLAIR**

January 8, 2008

BE IT ORDAINED by the Council of the Township of Montclair, in the County of Essex, that Chapter 347 of the Township Code (“Zoning”) be and is hereby amended as follows:

Section 1. Section 347-2 of the Township Code is amended and supplemented to include the following:

§347-2. Definition of Terms.

The following terms shall be used in the interpretation and construction of this chapter:

...

BUILDING COVERAGE – The ratio of the horizontal area measured from the exterior surface of the exterior walls of the principal building on a lot, plus horizontal areas covered by decks and staircases, to the total lot area.

Section 2. Sections 347-28.1, 347-28.2 and 347-28.3 of the Zoning Ordinance are hereby repealed.

Section 3. Section 347-42 of the Township Code is amended as follows:

§347-42. Permitted conditional uses

The following conditional uses may be permitted in the R-1 One-Family Zone:

- (1) Same as in the R-O Zone.

Section 4. Section 347-79 of the Township Code is amended to read as follows:

§347-79. Center and community areas; parking.

A. For the purposes of encouraging the revitalization of the central business district of the Township of Montclair, the C-1 Central Business Zone shall be differentiated into two areas:

- (1) The center area, comprising that portion of the C-1 Central Business Zone between St Luke’s Place/Francis Place to the west and Elm Street/Grove Street to the east; and

- (2) The community area, comprising that portion of the C-1 Central Business Zone between Elm Street/Grove Street to the west and the border of Montclair Township and the Borough of Glen Ridge to the east.

Section 5. Section 347-82 of the Township Code is amended as follows:

§347-82. Permitted accessory uses.

The following uses shall be permitted as accessory uses in the C-1 Central Business Zone:

Surface parking and parking decks of up to two stories in height, provided that they serve uses expressly permitted in the C-1 Central Business Zone. No parking deck shall be provided below a building in the C-1 Zone. A parking facility accessory to one use may be used for parking accessory to other uses expressly permitted in the C-1 Zone.

NEW LANGUAGE UNDERLINED -- DELETED LANGUAGE STRICKEN

RECORD OF COUNCIL VOTE											
COUNCILORS	YES	NO	ABS	N.V.	AB	COUNCILORS	YES	NO	ABS	N.V.	AB
Freier						Mayor Remsen					
Lang						Schlager					
Mattox						Deputy Mayor Tobin					
Michaelson											
X - Indicate Vote ABS - Abstain N.V. - Not Voting AB – Absent											

I HEREBY CERTIFY the foregoing to be a true copy of an ordinance adopted as introduced by the Council of the Township of Montclair, in the County of Essex, at its meeting held on _____, 2008.

Linda S. Wanat
Clerk of the Township of Montclair, N.J.