

TOWNSHIP OF DELAWARE
ORDINANCE #2014-02LU

AN ORDINANCE OF THE TOWNSHIP OF DELAWARE, COUNTY OF HUNTERDON AND STATE OF NEW JERSEY SUPPLEMENTING AND AMENDING THE ORDINANCE ENTITLED "THE LAND USE ORDINANCE OF THE TOWNSHIP OF DELAWARE" BY CORRECTING A SECTION REFERENCES IN ARTICLE III "ZONE REGULATIONS" AND SUPPLEMENTING AND AMENDING A SECTION IN ARTICLE XI "DESIGN STANDARDS AND IMPROVEMENTS" FOR HOME OCCUPATIONS. #2014-02LU

Section 1. Article III Section 3:5 REGULATIONS APPLYING TO THE A-1 ZONE Subsection 3:5.2A8b shall be deleted in its entirety and replaced as follows:

3:5.2A8b. Home Occupations meeting the standards set forth in Section 11:4 of this Ordinance.

Section 2. Article III Section 3:6 REGULATIONS APPLYING TO THE A-2 ZONE Subsection 3:6.2A8b shall be deleted in its entirety and replaced as follows:

3:6.2A8b. Home Occupations meeting the standards set forth in Section 11:4 of this Ordinance.

Section 3. Article III Section 3:8 REGULATIONS APPLYING TO THE V-1 VILLAGE RESIDENTIAL/COMMERCIAL Z ONE Subsection 3:8.2B4 shall be deleted in its entirety and replaced as follows:

3:8.2B4. Home Occupations meeting the standards set forth in Section 11:4 of this Ordinance.

Section 4. Article III Section 3:9 REGULATIONS APPLYING TO THE V-2 VILLAGE RESIDENTIAL/COMMERCIAL Z ONE Subsection 3:9.2B4 shall be deleted in its entirety and replaced as follows:

3:9.2B4. Home Occupations meeting the standards set forth in Section 11:4 of this Ordinance.

Section 5. Article XI Section 11:4 HOME OCCUPATIONS shall be deleted in its entirety and replaced as follows:

11:4 HOME OCCUPATIONS

A home occupation as defined in this Ordinance is a permitted accessory use in any zone. A home occupation must be conducted within the principal dwelling, which is the bona fide residence of the person conducting the occupation, or in an accessory building on the same premises. The occupation shall be carried on within the dwelling unit or such accessory building, but the total aggregate area utilized for such occupation shall not exceed an area equivalent to forty (40%) percent of the total first floor area of the principal dwelling.

Section 6. Severability. The various parts, sections, and clauses of this Ordinance are hereby declared to be severable. If any part, sentence, paragraph, section, or clause is adjudged unconstitutional or invalid by a court of competent jurisdiction, the remainder of the Ordinance shall not be affected thereby.

Section 7. Repealer. Any ordinances or parts thereof in conflict with the provisions of this Ordinance are hereby repealed to the extent of such conflict.

Section 8. Effective Date. This Ordinance shall take effect upon final passage and publication pursuant to law.

ATTEST:

Kenneth J. Novak, Mayor

Judith A. Allen, RMC.
Township Clerk
March 10, 2014
Published 3/20/14

PLEASE TAKE NOTICE that the above Ordinance was approved on first reading at a Regular Meeting of the Delaware Township Committee held on March 10, 2014. It will be considered on second reading for final adoption and will have a public hearing at a Regular Meeting beginning at 7:30 p.m. on April 14, 2014 at the Delaware Township Municipal Bldg., 570 Rosemont Ringoes Road (Rt. 604), Sergeantsville, NJ. At that time an opportunity will be given for all interested citizens to be heard.