

BOROUGH OF OLD TAPPAN

ORDINANCE No. 1054-13

**AN ORDINANCE TO AMEND AND SUPPLEMENT THE ZONING ORDINANCE OF THE BOROUGH OF OLD TAPPAN**

**BE IT ORDAINED** by the governing body of the Borough of Old Tappan that it does hereby amend and supplement the Zoning Ordinance of the Borough of Old Tappan as follows:

**SECTION 1.** Article II § 255-4 **Definitions** is hereby amended and supplemented with the following:

SUPPORTIVE AND SPECIAL NEEDS HOUSING – Means a structure or structures including, but not limited to: residential health care facilities as licensed and/or regulated by DCA or the New Jersey Department of Health and Senior Services if the facility is located with, and operated by, a licensed health care facility; group homes for people with developmental disabilities and mental illness, as licensed and/or regulated by the New Jersey Department of Human Services; permanent supportive housing and supportive shared living housing. Long term health care facilities including nursing homes, and Class A, B, C, D, and E boarding homes do not qualify as supportive and special needs housing.

**SECTION 2.** Article III § 255-9 **Permitted Uses in RB 130 District** is hereby amended and supplemented with the following requirements:

- A. Supportive and special needs housing, as provided herein.

**SECTION 3.** Article III § 255-12.1 **Requirements for Supportive and Special Needs Housing in the RB 130 District** is hereby added as follows.

- A. Bulk requirements for supportive and special needs housing developments in the RB-130 District having greater than units:
  - 1. Refer to RB-130 Single Family Requirements for bulk requirements.
  - 2. Maximum density: 15 units per acre

- B. Bulk requirements for supportive and special needs housing developments 15 units or greater per acre in the RB 130 District:
  - 1. Minimum Lot Area: 1 acre
  - 2. Minimum Lot Width: 150 feet
  - 3. Minimum Lot Depth: 200 feet
  - 4. Maximum Building Coverage: 15 percent
  - 5. Maximum Impervious Coverage: 30 percent
  - 6. Maximum Building Height: 35 feet and 3 stories
  - 7. Minimum Front Yard Setback: 50 feet
  - 8. Minimum Rear Yard Setback: 50 feet
  - 9. Minimum Side Yard Setback: 20 feet one, 50 feet both
  - 10. Minimum Yards, Corner Lots: 50 feet side street side, 200 feet interior lot side
  - 11. Minimum Front Yard Buffer: 50 feet
  - 12. Minimum Side and Rear Yard Buffer: 20 feet except 50 feet required where a side or rear lot line is adjoining a residential parcel.
- C. Maximum Density: 15 units per acre.
- D. Minimum Off-Street Parking Requirements: 0.5 parking spaces per dwelling unit

**SECTION 4.** If any section, part of any section, or clause or phrase of this ordinance is for any reason held to be invalid or unconstitutional, such decision shall not affect the remaining provisions of this ordinance. The governing body of the Borough of Old Tappan declares that it would have passed the ordinance and each section and subsection thereof, irrespective of the fact that any one or more of the subsections, sentences, clauses or phrases may be declared unconstitutional or invalid.

**SECTION 5.** Effective Date.

This ordinance shall take effect immediately upon passage and publication according to law.