

Chapter 250. Zoning

Article II. R-15 Residential Zone

§ 250-31. Permitted uses.

The following uses are permitted in an R-15 Residential Zone:

- A. Single-family residences.
- B. Churches and similar places of worship, subject to the provision of § **250-15**.
- C. Public schools; municipal buildings, parks, playgrounds or other municipal facilities as are deemed necessary and appropriate by the Council of the Borough.

§ 250-32. Permitted accessory uses.

The following accessory uses are permitted in an R-15 Residential Zone:

- A. Private garage (maximum footprint of 600 square feet, maximum ridge height 15 feet, one story).^[1]
 - [1] *Editor's Note: The maximum ridge height was changed from 20 feet to 15 feet pursuant to Ord. No. 17-05 at the Borough's request 2-18-2019.*
- B. (Reserved)^[2]
 - [2] *Editor's Note: Former Subsection B, pertaining to home offices, was repealed 9-21-2004 by Ord. No. 08-04. See now § 250-32.1, Home offices.*
- C. The keeping or raising of fowl, livestock or other animals shall be subject to ordinances and regulations of the Board of Health of the Borough. (See Borough Code Chapter **265**.)
- D. All antennas as a ground installation, subject to Planning Board approval.
- E. All of the foregoing accessory uses shall be clearly incidental to the permitted uses set forth in § **250-31**. No structural or architectural changes shall be made to any dwelling to accommodate the accessory uses unless such changes clearly conform to the residential character of the dwelling house and the neighborhood and are approved by the Construction Official.
- F. Portable storage containers subject to the conditions set forth in § **250-25**.
[Added 9-24-2015 by Ord. No. 15-19]

- (1) Persons intending to place a portable storage container on a residential property shall first obtain a permit therefor, following completion of the relevant application form and payment of a fee of \$75.
- (2) The Zoning Official, or his designee, is hereby designated to enforce the provisions of this section.

§ 250-32.1. Home offices.

[Amended 9-21-2004 by Ord. No. 08-04]

- A. Accessory use home office. Accessory use home offices shall be permitted in all portions of all residential zones, even multifamily residential zones, if they conform to all of the following criteria:
 - (1) The home office shall be clearly subordinate to the residential use and shall be located in the principal structure.
 - (2) Such home office shall be conducted by the owner or tenant residing on the premises.
 - (3) No employees other than owner or tenant are permitted.
 - (4) No more than 25% of the total floor area of the dwelling is allowed to be devoted to the home office.
 - (5) No outdoor storage is allowed.
 - (6) No more than three clients on the premises at one time.
 - (7) No retail sales or rentals are permitted on the premises.
 - (8) No personal service businesses are permitted.
 - (9) Site plan approval is not required. A zoning permit may be requested and will be issued if the use is found to conform to all of the criteria listed in this section.
 - (10) Home offices shall not cause any off-site noise, odors, radiation, glare, vibration, radio, wireless, or television interference, etc.
 - (11) No toxic or hazardous materials that would constitute a danger to the environment or neighboring properties shall be stored on the premises.
 - (12) Home offices shall be allowed no more than two non-passenger vehicle deliveries per day, excluding U.S. Mail delivery.
 - (13) No signs shall be permitted.
 - (14) No additional parking, other than that required for the residential use, shall be required.
 - (15) Any alteration to the dwelling for the home office shall maintain the residential character and appearance of the building.
 - (16) The hours of operation of the home office shall be limited to 8:00 a.m. to 8:00 p.m.

(17) Only one home office is permitted per lot.

B. Conditional use home offices. The governing body finds that certain portions of the residential areas of the Borough, because of their location along more heavily traveled streets, are appropriate for more intense accessory use home offices, such as those of physicians, dentists, and optometrists. These areas are residentially developed properties that have frontage on any street or portion thereof which is identified on the Borough's Master Plan as an arterial road, or the following streets: Park Street (between Columbia Turnpike and Ridgedale Avenue) and Felch Road (between Columbia Turnpike and Brooklake Road). Conditional use home offices may be located within these areas only with prior conditional use approval from the Planning Board. The following are the conditions for the use:

(1) The applicant shall submit a site plan or request a site plan waiver in accordance with the requirements of Chapter **212**.

(2) The home office shall be clearly subordinate to the residential use and shall be located in the principal structure.

(3) The person conducting the home office shall reside on the premises. A person conducting the home office for a minimum of 10 years (a "ten-year occupant") is not required to reside on the premises, provided that all parking requirements and all other requirements of the home office ordinance are met and subject to site plan and conditional use and approval by the Planning Board. Further, if a ten-year occupant sells the property, the home office exemption provided by this section shall be lost.

[Amended 9-20-2005 by Ord. No. 31-05]

(4) No more than three people, at any one time, shall be engaged in the home office.

(5) No more than 25% of the total floor area of the dwelling is allowed to be devoted to the home office.

(6) No outdoor storage is allowed.

(7) No retail sales or rentals are permitted on the premises.

(8) No personal service businesses shall be permitted.

(9) Home offices shall not create any off-site noise, odors, radiation, glare, vibration, radio, wireless, or television interference, etc.

(10) No toxic or hazardous materials that would constitute a danger to the environment or neighboring properties shall be stored on the premises.

(11) Home offices shall be allowed no more than two non-passenger vehicle deliveries per day, excluding U.S. Mail delivery.

(12) Only one sign is permitted at no more than four square feet in size as per § 99-29.

(13) Adequate parking shall be provided pursuant to § **250-105** and shall be screened from adjacent residential uses. Handicapped accessible parking shall be provided per applicable state and federal requirements.

(14) The hours of operation of the home office shall be limited to 8:00 a.m. to 8:00 p.m., Monday through Saturday only.

(15) Any alteration to the dwelling for the home office shall maintain the residential character and appearance of the building.

(16) Only one home office is permitted per lot.

§ 250-33. Area, yard and building coverage requirements.

In an R-15 Residential Zone, the area, yard and building coverage requirements shall be as specified for this zone in § **250-9**.^[1]

[1] *Editor's Note: See the Schedule of Area, Yard and Building Requirements at the end of this chapter.*

§ 250-34. Off-street parking requirements.

Off-street parking spaces, with appropriate access thereto, shall be provided on the same lot they are intended to serve in accordance with the following minimum standards:

- A. One-family dwellings: A minimum of two spaces, and a maximum of four, not including garage. No parking shall be permitted on lawn areas or blocking sidewalks.
- B. Other uses: The minimum standards shall be determined by § **250-105**, except as amended by N.J.A.C. 5:21 Residential Site Improvement Standards.