

**Ordinance #2020-53**

**AN ORDINANCE BY THE MUNICIPALITY OF PRINCETON INCREASING THE FAR LIMITATION IN THE SC SHOPPING CENTER DISTRICT AND AMENDING THE SCHEDULE OF ZONING REGULATIONS IN SECTION 10B-246 OF THE “CODE OF THE TOWNSHIP OF PRINCETON, NEW JERSEY, 1968”**

**BE IT ORDAINED** by the Mayor and Council of Princeton as follows:

1. Maximum permitted floor area ratio in the SC Shopping Center district increased and parking setback along the AH-5 boundary line eliminated. The maximum allowable floor area ratio (FAR) in the SC Shopping Center district is hereby increased from twenty percent to twenty-five percent, and the parking setback requirement along the boundary line between the SC district and the AH-5 Affordable Housing-5 district is hereby eliminated.

2. Schedule of zoning regulations referenced in section 10B-246 of the “Code of the Township of Princeton, New Jersey, 1968” (“Code”) amended. The table containing the schedule of zoning regulations referenced in section 10B-246 of the “Code of the Township of Princeton, New Jersey, 1968,” as most recently amended with respect to the SC Shopping Center District by Ordinance No. 2020-22 adopted on July 27, 2020, is hereby further amended by changing the number for “*Permitted Building. F.A.R. (Max. %)*” from “20(d)” to “25(d)”, and by changing “Required Parking Setback Adjacent to Residential Zone (Excluding AHO-5 Zone)” to “Required Parking Setback Adjacent to Residential Zone (Excluding AH-5 and AHO-5 Zones)”.

3. Referral to Princeton Planning Board. A copy of this ordinance shall be referred to the Princeton Planning Board following its introduction for review pursuant to N.J.S.A. 40A:55D-26a.

4. Repealer. Any article, section, paragraph, subsection, clause, or other provision of the Code of the Township of Princeton and the Code of Borough of Princeton inconsistent with the provisions of this ordinance is hereby repealed to the extent of such inconsistency.

5. Severability. If any section, paragraph, subsection, clause, or provision of this ordinance shall be adjudged by a court of competent jurisdiction to be invalid, such adjudication shall apply only to the section, paragraph, subsection, clause, or provision so adjudged, and the remainder of this ordinance shall be deemed valid and effective.

6. Effective date. This ordinance shall take effect upon its passage and publication, filing with the Mercer County Planning Board, and as otherwise provided for by law.

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Delores A. Williams, RMC, Clerk

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Liz Lempert, Mayor

Introduced: December 7, 2020

Reviewed by Planning Board: December 10, 2020

Adopted: December 21, 2020