

**AN ORDINANCE AMENDING THE DEVELOPMENT ORDINANCE OF  
THE BOROUGH OF MILLSTONE, SOMERSET COUNTY, NJ  
BY ADDING INSTITUTIONAL AND PARK DISTRICTS**

**BE IT ORDAINED** by the Borough Council of the Borough of Millstone, Somerset County, New Jersey that the Development Ordinance of the Borough of Millstone is hereby amended as follows:

**SECTION ONE:** Amend ARTICLE I, DEVELOPMENT ORDINANCE, Section D-103, DEFINITIONS, to include the following definition:

HOUSE OF WORSHIP A building that is used primarily as a place of assembly by a bona fide religious group. Such building shall be situated upon the property of a religious institution that is used for religious worship and instruction.

**SECTION TWO:** Amend ARTICLE II ZONING, Section D-104, CLASSES OF ZONING DISTRICTS, as follows:

For the purposes of this Ordinance, the Borough of Millstone in the County of Somerset, State of New Jersey is hereby divided into [seven (7)] nine (9) classes of zoning districts as follows: Village Commercial, Residential R-8, Residential R-20, Residential 1, Residential 2, Light Industrial, ~~and~~ Rural Agricultural, Institutional, and Park Districts.

**SECTION THREE:** Amend ARTICLE II, ZONING, Section D-107 Residential R-1, by deleting Subsection (1), Institutional Uses, and renumbering subsection (2), Home Occupation, as subsection 1.

**SECTION FOUR:** Amend ARTICLE II, ZONING, by adding a new Section D-112.A as follows:

**D-112.A      INSTITUTIONAL DISTRICT**

The purpose of the Institutional District is to provide a district and standards for government, institutional and religious uses, which may have a broad diversity of incidental and accessory

## **A. PRINCIPAL PERMITTED USES**

A building may be erected or used, and a lot may be used or occupied, for any of the following purposes and no other, except as hereinafter set forth subject to all pertinent area and special requirements of this district.

- (1) Municipal Building
- (2) Municipal Maintenance Facility
- (3) Library
- (4) Museum
- (5) House of Worship with the following accessory use:
  - a. Daycare center
- (6) Day care center
- (7) Group homes in single-family and two-family structures

## **B. ACCESSORY USES**

- (1) Parking in accordance with Section D-115.A.
- (2) Signs in accordance with Section D-114
- (3) Fences and walls in accordance with Section D-115.C
- (4) Other uses and structures customarily incidental to a principal permitted use.

## **C. CONDITIONAL USES**

- (1) None

## **D. PROHIBITED USES**

All uses not specifically permitted are prohibited.

## **E. AREA AND YARD REQUIREMENTS**

- (1) **Area and Frontage:** Minimum lot area of three (3) acres with a minimum street frontage of 225 feet.
- (2) **Maximum Lot Coverage:** Not more than fifty (50) percent of any lot may be occupied by impervious coverage including all buildings, parking and accessways.
- (3) **Building Placement:** The front yard setback shall be a minimum of thirty (30) feet, the side yard setback a minimum of fifty (50) feet and the rear yard setback a minimum of fifty (50) feet.

(4) **Maximum Building Height:** The maximum building height shall not exceed thirty-five (35) feet.

(5) **Special Requirements.**

- (a) Whenever a property line of a lot within the Institutional District abuts a residential district, there shall be a minimum buffer of fifty (50) feet in width. The width of this required buffer yard shall be measured from the boundary line or from the street line where the street constitutes a boundary. Within said buffer area, no use, activity, or sign shall be established.
- (b) The thirty (30) feet of such yard space nearest the district boundary line shall be used as a buffer planting strip on which a solid continuous landscape screen shall be maintained. Said landscaping shall consist of massed evergreen trees and shrubs that will produce a complete screen of ten feet in height within two years. Where a street constitutes a boundary, a screen effect will not be necessary.
- (c) The entire buffer strip shall be attractively maintained and kept clean of all debris and rubbish.
- (d) In the event that the plants within the planting strip do not live, they must be replaced within one year.
- (e) A certificate of occupancy shall not be granted until such time as the required landscaping has been installed in accordance with this provision or, in the event that the season is not appropriate, until a performance bond is posted in an amount equal to the estimated cost of the required landscaping installation.

(6) **Architectural Design Considerations.**

- (a) All new development and redevelopment within the Historic District shall be designed in accordance with the Community Design Guidelines within the Master Plan, the guidelines of the National Park Service, and the findings of the Millstone Borough Historic District Commission.

**SECTION FIVE:** Amend ARTICLE II, ZONING, by adding a new Section D-112.B, as follows:

**D-112.B      PARK DISTRICT**

The purpose of the Park District is to provide standards for both passive and active recreational uses, open space, and conservation areas.

**A. PRINCIPAL PERMITTED USES**

A building may be erected or used, and a lot may be used or occupied, for any of the following purposes and no other, except as hereinafter set forth subject to all pertinent area and special requirements of this district.

- (1) Open Space
- (2) Passive recreation
- (3) Active recreation
- (4) Conservation

**B. ACCESSORY USES**

- (1) Public parking in accordance with Section D-115.A.
- (2) Signs in accordance with Section D-114
- (3) Fences and walls in accordance with Section D-115.C.
- (4) Other uses and structures customarily incidental to a principal permitted use, such as rest rooms, pavilions, and pedestrian bridges.

**C. CONDITIONAL USES**

- (1) None

**D. PROHIBITED USES**

All uses not specifically permitted are prohibited.

**E. AREA AND YARD REQUIREMENTS**

- (1) **Maximum Lot Coverage:** Not more than five (5) percent of any lot may be occupied by impervious coverage including all buildings, parking and accessways.
- (2) **Building Placement:** The front yard setback shall be a minimum front yard setback of thirty (30) feet, a minimum side yard setback of fifty (50) feet and a rear yard setback of fifty (50) feet.
- (3) **Maximum Building Height:** The maximum building height shall not exceed twenty-five (25) feet.



**F. ARCHITECTURAL DESIGN CONSIDERATIONS**

- (1) All new development and redevelopment within the Historic District shall be designed in accordance with the Community Design Guidelines within the Master Plan, the guidelines of the National Park Service, and the findings of the Millstone Borough Historic District Commission.

**SECTION SIX. New Zoning Map**

The Zoning Map for the Borough of Millstone is hereby amended in the manner set forth in the map attached hereto.

**SECTION SEVEN. Effective Date**

This Ordinance shall take effect upon its filing with the Somerset County Planning Board and its passage and publication, as provided for by law.

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The Honorable, Mary Patrick, Mayor  
Borough of Millstone

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Date

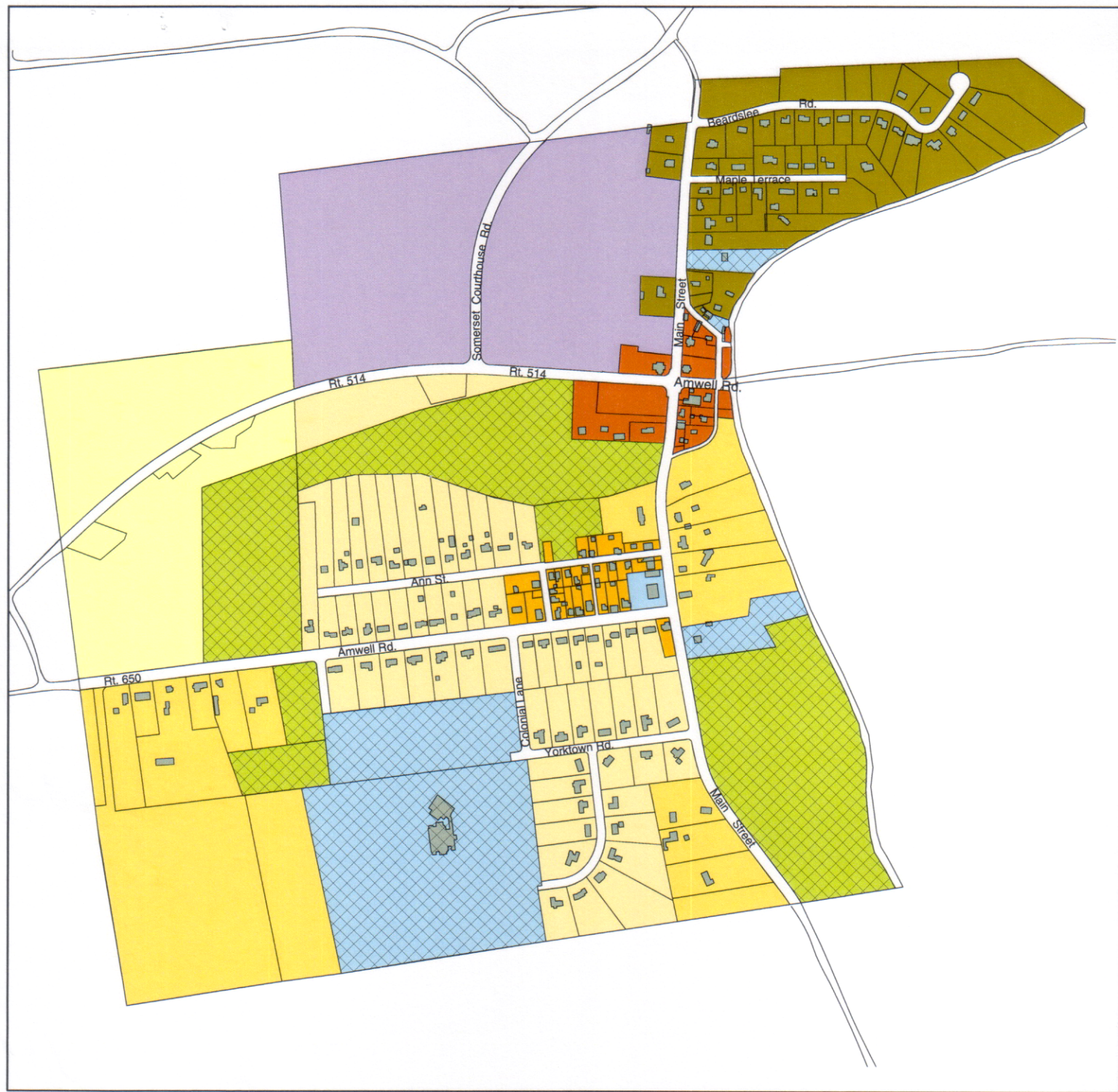
Attest:

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Gregory Bonin, Clerk

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Date



# **PROPOSED ZONING**

- Rural Agricultural
- R-1 Residential
- R-2 Residential
- R-8 Residential
- R-20 Residential
- Institutional
- Light Industrial
- Village Commercial
- Park District
- New\_Dist

**MILLSTONE BOROUGH**

CVDA

Carter van Dyke Associates, June 2006



NORTH SCALE: 1"=800 FEET