

ORDINANCE NO. 2019-13

ORDINANCE OF THE BOROUGH OF RED BANK,
COUNTY OF MONMOUTH, NEW JERSEY
AMENDING AND SUPPLEMENTING
CHAPTER 490, PLANNING AND DEVELOPMENT REGULATIONS,
RELATING TO PERMITTED USES IN THE PROFESSIONAL OFFICE ZONE

NOW THEREFORE, BE IT ORDAINED by the Governing Body of the Borough of Red Bank that Chapter 490 of the Revised General Ordinances of the Borough of Red Bank, Monmouth County is hereby amended and supplemented as follows:

SECTION 1. §490-147 Planning and Development Regulations, Profession Office Zone District Amend as follows:

A. Permitted Uses

- (1) Detached single-family dwellings.
- (2) Home professional offices.
- (3) The following shall be considered permitted uses, provided that the physical arrangement of the proposed use not result in alteration of any existing buildings or property nor require any new construction which is not residential in character and appearance as provided in Section 490-47 of this chapter.
 - (a) At any location in the district:
 - (i) Professional offices and business offices.
 - (ii) Professional office and business offices with apartments providing residential density of no greater than ~~four~~ six units per acre with a minimum of 600 square feet of habitable floor area for each apartment, except that first-floor apartments are a minimum of 1,000 square feet.

E. Area, yard and structure requirements: (Note: Area, yard and structure requirements for detached single-family dwellings shall conform to the RB Zone.)

- (1) Minimum Lot area:
 - (a) For home professional offices, business offices and professional offices ~~except medical and dental with three or more practitioners~~: 7,500 square feet.
 - (b) For professional and business offices with apartments: 11,000 square feet.
 - (c) For all other uses: 30,000 square feet.
- (2) Minimum lot frontage:
 - (a) For home professional offices, business offices and professional offices with apartments ~~and professional offices except medical and dental with three or more practitioners~~: 75 feet.
 - (b) For all other uses: 120 feet
- (3) Minimum front setback:
 - (a) For home professional offices, business offices and business and professional offices with apartments ~~and professional offices except medical and dental with three or more practitioners~~: 30 feet.
- (4) Minimum rear yard setback:
- (5) Minimum side yard setback:
 - (a) For home professional offices, business offices, business and professional offices with apartments ~~and professional offices except medical and dental with three or more practitioners~~:
- (6) Maximum height:
 - (a) For home professional offices, business offices and business and professional offices with apartments ~~and professional offices except medical and dental with three or more practitioners~~: 35 feet and 2 ½ stories.
- (7) Delete section.
- (8) Maximum lot coverage of principal and accessory structures:

- (a) For home professional offices, business offices, business and professional offices with apartments and professional offices ~~except medical and dental with three or more practitioners~~: 35%
 - (b) For all other uses: 25%
- (9) Minimum unoccupied open space:
- (a) For home professional offices, business offices, business and professional offices with apartments and professional offices ~~except medical and dental with three or more practitioners~~: 20%
 - (b) For all other uses: 25%.

SECTION 2: A copy of this Ordinance, upon introduction, shall be provided to all appropriate municipal agencies, including the Planning Board, for their review and comment pursuant to applicable New Jersey Statutes.

SECTION 3: Any ordinances or portions thereof which are inconsistent with the provisions of this Ordinance are hereby repealed as of the effective date of this Ordinance. All other provisions of the Revised General Ordinances are ratified and remain in full force and effect.

SECTION 4: If any provision of this Ordinance or the application of such provision to any person or circumstance is declared invalid, such invalidity shall not affect the other provisions or applications of this Ordinance which can be given effect, and to this end, the provisions of this Ordinance are declared to be severable.

SECTION 5: This Ordinance shall take effect immediately upon its passage and adoption according to law.

	Motion	Yes	No	Abstain	Absent
Councilman Yassin					
Councilwoman Triggiano					
Councilman Ballard					
Councilman Yngstrom					
Councilman Zipprich					
Councilwoman Horgan					

Introduction: April 10, 2019
 Public Hearing/Adoption: April 24, 2019