

**TOWNSHIP OF MAHWAH
ORDINANCE NO. 1904**

AN ORDINANCE AMENDING ORDINANCE NO. 1868 AND CHAPTER 24 OF THE CODE OF THE TOWNSHIP OF MAHWAH REGARDING THE STANDARDS AND CRITERIA APPLICABLE TO THE MIXED USE DEVELOPMENT 1 OVERLAY (MUD-1) DISTRICT.

WHEREAS, the Township of Mahwah has previously adopted Ordinance No. 1868 which established the MUD-1 Overlay District and Regulations; and,

WHEREAS, the Township of Mahwah wants to amend and revise the MUD-1 Zone Regulations regarding location of parking decks or structures and Area, Bulk and Yard Requirements.

NOW THEREFORE, BE IT ORDAINED by the Township Council of the Township of Mahwah as follows:

Section 1. Section 24-4.1.1.b. MUD-1 - Mixed Use Development Overlay Zone Regulations - b. Accessory Uses is amended to read as follows:

b. Accessory Uses

1. Off-street parking subject to Section 22-6.2 and 24-7.
2. Parking decks or structures, subject to the following limitations:
 - (a) Parking decks or structures shall not face East Ramapo Avenue or Franklin Turnpike.
 - (b) Access shall be from King Street or Siding Place.
 - (c) The height of the parking deck or structure shall be five (5') feet lower than the height of the principal building on the lot.
 - (d) The required setbacks shall be the same as that required for a principal building.
 - (e) The parking deck or structure shall be architecturally consistent or compatible with the principal building.

Section 2. Section 24-4.1.1.d. MUD-1 – Mixed Use Development Overlay Zone Regulations – d. Area, Bulk and Yard Requirements is amended to read as follows:

d. Area, Bulk and Yard Requirements

1. Minimum lot area – 3 acres
2. Minimum lot width – 150 feet
3. Maximum setback from Ramapo Avenue and Franklin Turnpike – 15 feet; however, up to 25 % of the linear building frontage may be set back a maximum of 30 feet
4. Minimum setback from Siding Place – 10 feet
5. Minimum setback from King Street – 40 feet
6. All other yard setbacks – 15 feet
7. Maximum improved lot coverage – 85%
8. Maximum lot coverage – 80%
9. Maximum building height – 3 stories and 38 feet
10. Maximum density – 14 units per acre

Section 3. All other provisions of Chapter 24 and Ordinance No. 1868 except as revised by Section 1 and Section 2, above, shall remain in full force and effect.

Section 4. If any section, paragraph, sub-section, clause or provision of this ordinance shall be declared invalid by a court of competent jurisdiction, such decision shall not affect the validity of this ordinance as a whole or any part thereof.

Section 5. All ordinances or parts of ordinances of the Township heretofore adopted that are inconsistent with any terms and provisions of this ordinance are hereby repealed to the extent of such inconsistency.

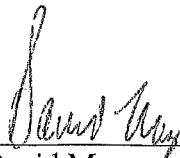
Section 6. This Ordinance shall take effect twenty (20) days after final passage, adoption and publication according to law.

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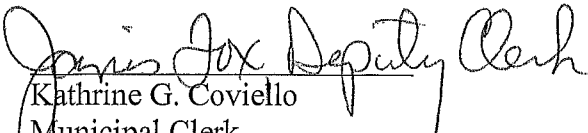
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Dated: May 5, 2020

Attest

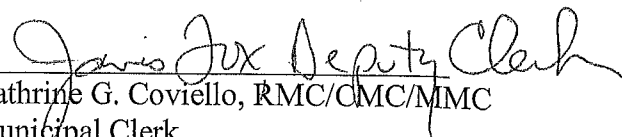


David May
Council President



Kathrine G. Coviello
Municipal Clerk

I, Kathrine G. Coviello, Municipal Clerk of the Township of Mahwah, hereby certify that the within Ordinance was passed and adopted at a meeting of the Township Council held on the 23 day of April, 2020.



Kathrine G. Coviello, RMC/CMC/MMC
Municipal Clerk