

**LAFAYETTE TOWNSHIP
SUSSEX COUNTY, NEW JERSEY**

ORDINANCE 2021-18

AN ORDINANCE AMENDING CHAPTER 13, ZONING, OF THE CODE OF THE TOWNSHIP OF LAFAYETTE, § 13-13C GOZ GATEWAY OVERLAY ZONE, SUBSECTION 13-13C.2 TO PERMIT COMMERCIAL BUILDINGS LARGER THAN 20,000 SQUARE FEET IN THE LI – LIGHT INDUSTRY DISTRICT PORTION OF THE GOZ

WHEREAS, the Township of Lafayette recognizes that the 20,000 sq. ft. commercial building size limitation in the GOZ – Gateway Overlay Zone (GOZ) limits permitted development in the LI – Light Industry District (§ 13-13) portion of the GOZ that provides for a number of land uses that commonly occupy buildings larger than 20,000 sq. ft.; and

WHEREAS, the Township Committee wishes to better facilitate development of the LI – Light Industry District permitted uses by removing the 20,000 sq. ft. commercial building size limitation in the portion of the LI – Light Industry District within the GOZ;

NOW, THEREFORE, BE IT ORDAINED:

Section One. Chapter 13, Zoning, Section 13-13C – GOZ Gateway Overlay Zone, subsection 13-13C.2 “Bulk Regulation for Commercial Development”, is hereby amended and supplemented to read, as follows (note to codifier: new text added to this section is identified in underlined text thus, below):

§ 13-13C.2 Bulk Regulation for Commercial Development.

The maximum building size for any commercial building in the GOZ shall be the size specified in the underlying zoning, except that the size shall not, irrespective of what the underlying zoning may allow, exceed 20,000 square feet, except that this limitation shall not apply to the LI District portion of the GOZ.

Section Two. RENUMBERING. This ordinance may be renumbered for codification purposes.

Section Three. SEVERABILITY. The various parts, sections and clauses of this Ordinance are hereby declared to be severable. If any part, sentence, paragraph, section or clause is adjudged unconstitutional or invalid by a court of competent jurisdiction, the remainder of this Ordinance shall not be affected thereby.

Section Four. REPEALER. Any Ordinances or parts thereof in conflict with the provisions of these Ordinance are hereby repealed as to their inconsistencies only.

NOTICE

The above entitled Ordinance was introduced and passed at first reading by the Lafayette Township Committee at a meeting on July 6, 2021 and after publication and a public hearing was finally adopted by the Lafayette Township Committee at a meeting held on August 3, 2021.

Mayor:

Municipal Clerk: