

BOROUGH OF WATCHUNG

ORDINANCE NO. OR:19/12

AN ORDINANCE OF THE BOROUGH OF WATCHUNG, COUNTY OF SOMERSET, STATE OF NEW JERSEY AMENDING ARTICLE 28-300, TITLED "ZONING DISTRICTS AND ZONING MAP", SECTION 28-302, TITLED "ZONING MAP", OF THE LAND DEVELOPMENT ORDINANCE OF THE BOROUGH TO ADOPT A NEW ZONING MAP

**BE IT ORDAINED** by the Mayor and Council of the Borough of Watchung in the County of Somerset and State of New Jersey as follows:

Section 1. Article 28-300, titled "Zoning Districts and Zoning Map", Section 28-302, titled "Zoning Map" is repealed and replaced as follows:

The boundaries of the zoning districts are established on the Zoning Map of the Borough of Watchung prepared by Maser Consulting, P.A., dated March 2019, and is attached as Appendix E of Chapter XXVIII, Land Development Ordinance.


Section 2. Appendices E and F are replaced by new Appendix E, the Zoning Map of the Borough of Watchung prepared by Maser Consulting, P.A., dated March 2019.


Section 3. If any section, subsection, sentence, clause, phrase or portion of this Ordinance is for any reason held to be invalid or unconstitutional by a court of competent jurisdiction, such portion shall be deemed a separate, distinct and independent provision, and such holding shall not affect the validity of the remaining portions hereto.

Section 4. This ordinance shall take effect upon adoption and publication as required by law.

INTRODUCED BY: Black  
PASSED: May 16, 2019  
PUBLISHED: May 23, 2019  
ADOPTED: June 20, 2019

ATTEST:

  
Michelle DeRocco, Borough Clerk

  
Keith S. Balla, Mayor

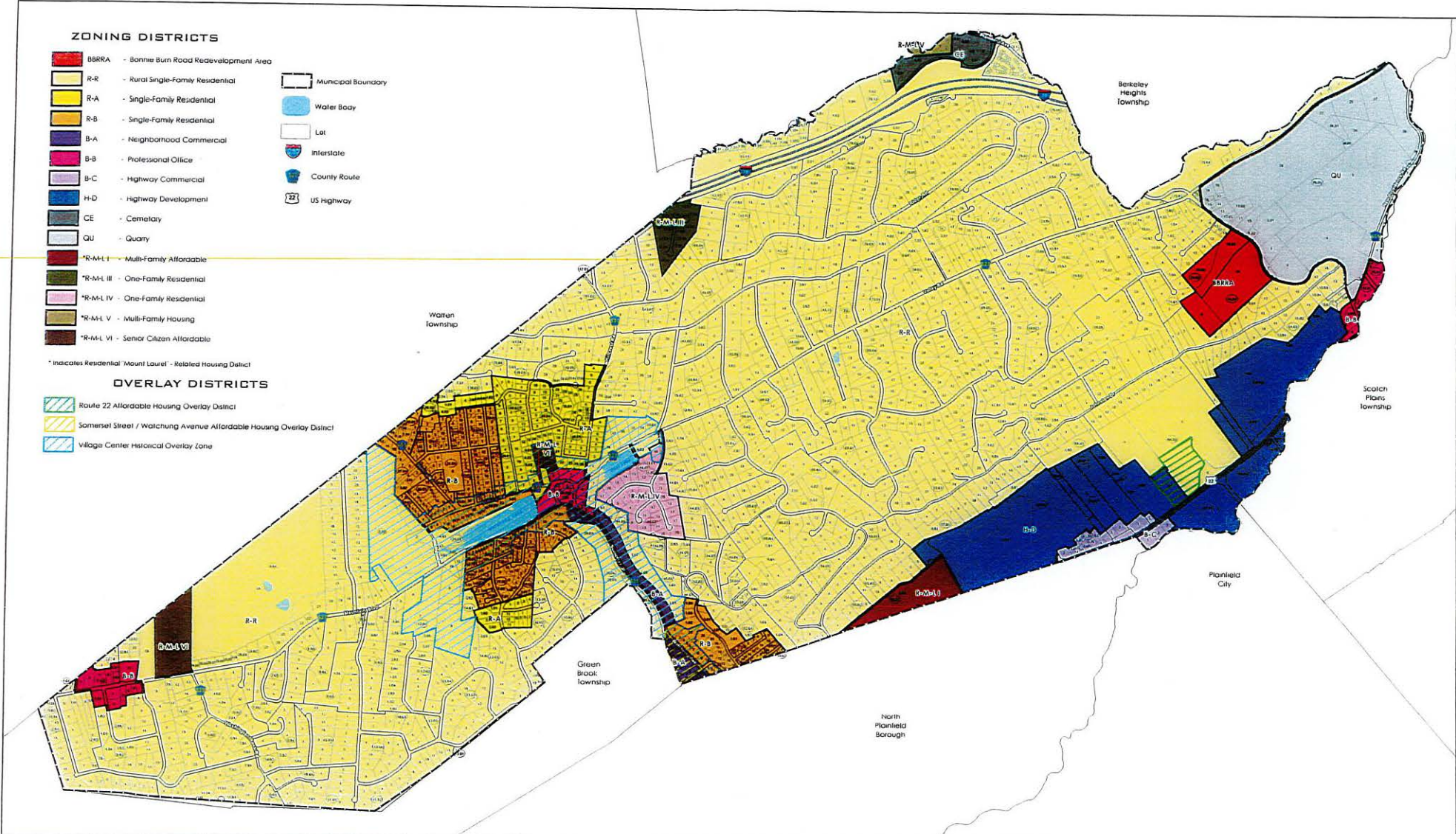
**ZONING DISTRICTS**

- BBRA - Bonnie Burn Road Redevelopment Area
  - R-R - Rural Single-Family Residential
  - R-A - Single-Family Residential
  - R-B - Single-Family Residential
  - B-A - Neighborhood Commercial
  - B-B - Professional Office
  - B-C - Highway Commercial
  - H-D - Highway Development
  - CE - Cemetery
  - QU - Quarry
  - \*R-M-L I - Multi-Family Affordable
  - \*R-M-L III - One-Family Residential
  - \*R-M-L IV - One-Family Residential
  - \*R-M-L V - Multi-Family Housing
  - \*R-M-L VI - Senior Citizen Affordable
- Municipal Boundary
  - Water Body
  - Lot
  - Interstate
  - County Route
  - US Highway

\* Indicates Residential 'Mount Laurel' - Related Housing District

**OVERLAY DISTRICTS**

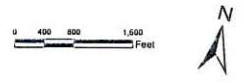
- Route 22 Affordable Housing Overlay District
- Somerset Street / Watchung Avenue Affordable Housing Overlay District
- Village Center Historical Overlay Zone



This is the certified Official Zoning Map of the Borough of Watchung, Somerset County, New Jersey, referred to in Chapter 28 of the General Ordinance of Watchung, Somerset County, New Jersey.

Note:  
 Authenticated copies of the Zoning Map are on file in the Office of the Borough Clerk and Zoning Officer.

**ZONING MAP  
 BOROUGH OF WATCHUNG  
 SOMERSET COUNTY, NEW JERSEY**



DATE OF ADOPTION	ORDINANCE NUMBER	REVISION PREPARED BY	DESCRIPTION